



SOMERSET COUNTY
DOCUMENT COVER SHEET

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Steve Peter, County Clerk
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(Official Use Only)

DATE OF DOCUMENT: 2022-07-19	TYPE OF DOCUMENT: AGREEMENT DEED
FIRST PARTY (Grantor, Mortgagor, Seller, or Assignor)	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
1310 Lamington Road LLC	1120 Lamington Road LLC
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: Bedminster	MAILING ADDRESS OF GRANTEE:
BLOCK: 39	
LOT: 21 (part of)	
CONSIDERATION: 3200000.00	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE
		0	AGREEMENT DEED

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RETAIN THIS PAGE FOR FUTURE REFERENCE

**DECLARATION OF
RESTRICTIVE AND PROTECTIVE COVENANTS**

BEDMINSTER FARMS

THIS DECLARATION, made the 19th date of July, 2022

BY:

1310 LAMINGTON ROAD LLC AND 1120 LAMINGTON ROAD LLC, doing business as Bedminster Farms, with the mailing address of 222 Ridgedale Ave., Cedar Knolls, NJ 07927 (hereinafter collectively referred to as "Grantor") with respect to Lots 15 and 19.01-19.07, Block 39, Bedminster New Jersey (collectively the "Subject Lots")

INTRODUCTION

In order to make feasible the ownership, use and enjoyment of the Subject Lots and to preserve the character of the Subject Lots and to make possible the fulfillment of the purpose of cooperative use intended, Grantor is desirous of imposing a general scheme of restrictions covering the Subject Lots for the protection and benefit of Grantor, its successors and assigns, and binding any Grantee and the owners or occupants of the Subject Lots from time to time or any part thereof (this "Declaration").

Summary:

The intent of these covenants is to ensure the development of the Subject Lots is consistent with the agricultural focus of the Subdivision and to ensure protection of any environmentally protected areas. The covenants are intended to delineate the easements and rules governing them as follows:

Key Elements of these Covenants:

-Definition of the Farmhouse Exception Area

- Description of Agricultural and Environmental Easements
- Private Road Maintenance by the HOA
- Cooperative Farm Agreement, if adopted by the HOA
- Architectural Review Process
- Architectural and Design-Build Guidelines
- Guidelines on Outbuildings and Fences

NOW, THEREFORE, Grantor does hereby submit the Subject Lots herein described and each and every part thereof to the restrictions governing the ownership, maintenance and use thereof hereinafter set forth and declares that all of the Subject Lots described herein and each part thereof shall be held, sold, conveyed and encumbered subject to the following restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the Subject Lots as part of the general development scheme of the "Bedminster Farms Subdivision", and which shall run with the lands herein described and shall be binding on all parties having any right, title or interest in the Subject Lots or any part thereof, their heirs, administrators, executors, successors and assigns.

ARTICLE 1

DEFINITIONS

Section 1. "Grantee" shall mean and refer to any successor in interest to Grantor in the Subject Lots or any portion thereof.

Section 2. "Grantor" shall mean and refer to 1310 Lamington Road LLC and 1120 Lamington Road LLC and their successors and assigns.

Section 3. "Lot" shall mean and refer to any of the Subject Lots.

Section 4. "Final Map" shall mean and refer to that certain map entitled: "File Map No. 7428-3501, existing Lot(s) 12, Block 39, Lot 15, Block 39, Lot 19, Block 39 and Lot 21, Block 39. Remaining Lot 15, Block 39. New Lot(s) 19.01, Block 39, Lot 19.02, Block 39, Lot 19.03, Block 39, Lot 19.04, Block 39, Lot 19.05, Block 39, Lot 19.06 Block 39 and Lot 19.07 Block 39. Township of Bedminster, Somerset County, New Jersey, duly filed in the Somerset County Clerk's Office on March 4, 2022 as Map No. 7428.3501.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee title to any portion of the Subject Lots and Owner's successors and assigns, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Road" shall mean the private road currently owned by Grantor, as shown on the Final Map and which will be deeded to the HOA upon completion of the Private Road.

Section 7. "Subject Lot (s)" shall mean any and all of the Lots shown on the Final Map as (i) Lot

19.01 in Block 39, (ii) Lot 19.02 in Block 39, (iii) Lot 19.03 in Block 39, (iv) Lot 19.04 in Block 39, (v) Lot 19.05 in Block 39, (vi) Lot 19.06 in Block 39 and (vii) Lot 19.07 in Block 39 and Lot 15, Block 39.

ARTICLE II

RESIDENTIAL DWELLING CONDITIONS

The residential dwelling constructed on a Lot shall be of such methods and materials as may be approved by the Architectural Review Committee ("ARC") of the Bedminster Farms Homeowners Association, Inc. (the "HOA"). Each subject lot will be entitled to a Membership Interest in the HOA and will be bound by the Certificate of Incorporation and Bylaws of the HOA. A copy of the Certificate of Incorporation is attached hereto as Exhibit A. The General guidelines for development of each Subject Lot are as follows:

1. A. Farmhouse Exception Area- On each Subject Lot, the principle dwelling along with its patios, walks, walls, garage, parking, driveway, pool and other non-agricultural elements shall adhere to a maximum disturbance of no more than 2.0 acres and shall comply with all state, local and municipal statutes and ordinances. This area is described as the Farmhouse Exception area. All development of the Lot in question shall then adhere to the Bedminster Farms Agricultural Guidelines and Plans approved by the HOA, Site Plan and the Final Map and shall be subject to the provisions of all easements and restrictions as indicated within this and any other governing document.

B. Agricultural and Environmental Easements- The environmentally sensitive areas such as wetlands, their transition areas and riparian lands along with any other existing restrictive or conservation easements, along with all of the designated farm fields, appurtenant woodland, common gardens, orchards, ponds, barns and sheds, private road and drainage areas shall be considered farm amenities and shall be the subject of easements to each property owner such that all rights of maintenance and farming of those areas will be the responsibility of the farm management team and paid for as agreed to in any Agreement entered into by the HOA. All property other than that contained within the Farmhouse Exception Area shall be subject to an easement for the purpose of maintaining any communal farming effort approved by the HOA.

2. Home Styles- Styles and guidelines will be looked at on a case-by-case basis. The Grantor will make available design guidelines that synchronize with the Buyer's intent and that create the best overall long-term appeal and sustainability for the project. The architectural review process will assist in creating the correct individual home design as well as the neighborhood as a whole.

2. Roofs- Visible roofs shall be constructed of slate, tile, or wood shingles, or of copper, stainless and other appropriate materials. Fiberglass shingles are specifically prohibited. Where flat roofs are required, they shall be constructed of either seamed copper, or of an appropriate membrane

submitted and approved by the ARC. Reflectivity and color of these roofs will be governed by the ARC to minimize the negative impact upon neighboring viewsheds and the environment.

3. Windows- Where divided lite windows are utilized and designed, no snap-in grilles are permitted. If simulated divided lite windows are used, spacer bars must be used. Stained glass windows are prohibited unless reviewed and approved by the ARC. In general, the ARC is looking for windows purchased and installed to be as specified and approved and to follow the recommendations of the design guidelines and ARC.

4. Chimneys- Only masonry chimney/fireplaces are permitted.

5. Furnaces/Flues- All flue piping to the extent that any exists should vent unseen.

6. Gutter System- Only copper or high-quality non-white aluminum gutters and leaders are permitted. Built-in or applied varieties are acceptable.

7. Roof vents- All plumbing vents shall be made from cast iron, copper, or ABS, or be clad in copper. All boots must be flashed in copper. No Furnace vents are permitted in the roofs or sidewalls. All plumbing and exhaust vents shall be placed inconspicuously so as to hide them from view by residents and neighbors.

8. Soffit venting- No continuous aluminum soffit venting shall be used. A custom soffit vent built into the millwork with either cor-a-vent material or screening, shall be used or as otherwise approved by the ARC.

9. Masonry guidelines- When a masonry exterior finish is used, such as brick or stone, unless the design is overwhelming in requiring it be otherwise, the masonry must be utilized as the exterior finish throughout the section of the structure where it occurs, in such a manner as to include all elevations of that structure including gable ends. When stucco is the exterior finish of choice, only true Portland cement stucco over a wire lath system shall be permitted. EIFS is strictly prohibited. Stone veneers shall be of 5" minimum thickness, and all corners shall be woven. Mosaic laid stone bonds are prohibited unless approved by the ARC. Limestone accents must be made from cut, not cast stone or concrete products.

10. Wall heights- First floor heights shall be a minimum of 10 feet, and second floor heights shall be a minimum of 9 feet.

11. Wall Construction- When utilizing traditional wood stick framing, interior and exterior walls shall be a minimum thickness of 6-1/2". All drywall shall be minimum 5/8". All wall and roof sheathing shall be a minimum of 5/8". No OSB sheathing is permitted.

12. Garage Doors- Garage doors must be designed and built to reflect the character of the house and must be approved by the ARC. In general Carriage style doors are encouraged and should be made of real wood. Aluminum or steel clad doors are prohibited.

13. Exterior Trim Material- Exterior trim material should be fabricated of cedar, mahogany, or cypress, and must be primed and back-primed before installation. Finger-joint material is prohibited.

14. Exterior Lighting- Exterior lighting must reflect the character of the home. No plated materials are permitted but must be made from solid metals. No faux finished fixtures are permitted. No lacquered polished brass fixtures are permitted. No flood or spotlights are permitted. Landscape lighting plans must be submitted to the ARC and approved in advance of installation.

15. Decks- Though wood decks are deemed largely inappropriate for home styles acceptable to this development, in the event that porches or decks are constructed, they may not contain CCA material on the deck surface or any other visible areas. IPE, cedar, and mahogany are recommended. Composite decking is prohibited.

16. Outbuildings -- Any outbuilding shall be first submitted to the ARC. No outbuilding shall be constructed closer than thirty (30) feet from the nearest perimeter boundary line of the Lot, or such larger setback as provided in the zoning ordinances and regulations of the Township.

17. Entrance Monumentation -- Any monumentation or decoration proposed for the driveway entrance or perimeter boundary of a Lot shall be submitted to the ARC for approval.

18. Fencing -- Any fence constructed shall be of split rail or other wooden fences, brick, stonewall design, wrought iron, or composed of landscape shrubbery, or as otherwise approved by the ARC and match the specification adapted by Bedminster Farms. Aluminum fencing, composite fencing, chain-link fencing and welded wire fencing is specifically prohibited. In general, the fencing plan will be restricted to horse style fencing located along the public road and to maintain the design of the farmed areas as indicated for grazing animals and the like. Property perimeter fencing is prohibited to divide any pastures as indicated on the Agricultural plan.

19. No Further Subdivision -- Deeds conveying title to the Lots shall contain a restriction prohibiting further subdivision of a Lot.

20. Construction -- Any and all construction which shall be undertaken on any Lot shall be completed within twenty-four (24) months from the time ground is broken for such construction.

21. Driveway Cuts -- The entrance(s) for driveway(s) to any Lot shall be located and installed by the Grantor and shall not be relocated without Grantor's prior written consent.

22. View shed Restriction -- Any owner of a Lot which is down view of any other Lot shall not plant nor permit the growth of any tree(s) or the erection of any structures to a height that interferes with the view enjoyed by owner of the up-view Lot. Any dispute with respect to the height of any trees or the construction of any structures that are allegedly interfering with the view

of an up-view Lot owner, shall be resolved by the ARC. This shall not be construed as requiring any lot owner to prune or remove any trees that currently exist on the lots.

23. Compliance With Other Applicable Regulations -- In addition to the foregoing restrictions and covenants, any building or structure on a Lot must be constructed in accordance with all applicable building and zoning ordinances, regulations and codes and in conformity with any conditions of subdivision, and variance approvals.

24. Private Road and Maintenance and Farming Guidelines--In order to create and maintain the highest-in-standards of Environmental sustainability and organic and pesticide free living in a healthy environment for families living within Bedminster Farms, the HOA may invoked certain restrictions on farming on the Subject Lots. The Grantor will deed the Subject Lot 19.07 (for the Private Road) to the HOA, the primary purpose of which is to maintain the Private Road. The HOA will bind each Lot owner to the same practices and afford each the same opportunities. **The cost of maintaining and plowing the Private Road (Block 39, Lot 19.07) shall be allocated equally and solely among Block 39, Lots 19.01 through 19.06. Block 39, Lot 15 shall not be assessed by the HOA with any costs associated with maintaining the Private Road.**

25. Design Build Requirements-- Any builder selected by a Lot Owner shall be subject to approval by the HOA, which approval shall not be unreasonably withheld or delayed. All construction contracts will be through a separately executed contract with the designated builder for all buildings (interior and exterior) along with landscape, hardscape, pools and spas, barns and outbuildings, and any other permissible or non-permissible events.

PROPERTY RIGHTS AND RESTRICTIONS

Use Restrictions. In addition to all of the covenants contained herein, the use of the Subject Lots is restricted to residential and agricultural purposes as permitted by the municipal zoning ordinance and to that end is subject to the following:

A. Land Use and Building Type -- No Lot shall be used except for residential and Agricultural purposes and may be used to conduct any activities permitted with residences by the municipal zoning ordinance. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling not to exceed the number of stories or feet in height allowed by the zoning ordinances and regulations of the Township of Bedminster or for certain lots an additional accessory dwelling is permissible. However, construction of out-buildings associated with the main residential use that are permitted by the municipal zoning ordinance, i.e., pools, tennis courts, etc., shall be permitted subject to the approval of the HOA. No outside storage of any material, boats or equipment of any nature shall be permitted on any Lot outside of the building or buildings constructed thereon. No commercial vehicles whatsoever shall be parked on any Lot or on the Private Road. Commercial vehicles shall be permitted to park in covered, off-street parking, including a Lot Owner's garage. Provisions must be made for the off-street parking of all vehicles owned and operated by persons residing on the Lot.

B. Architectural Review Approval -- No building or exterior addition or alteration to any existing building shall be erected, placed or altered on any Lot until the construction plans and specifications, including plans showing the location and elevation and style of all structures, have been approved by the ARC. The ARC shall be composed of (i) Grantor for as long as it shall be the owner of any Subject Lot, and (ii) a licensed architect of the State of New Jersey selected by Grantor or, after the Grantor no longer owns any Subject Lot, the HOA. The ARC shall continue to exist for as long as Grantor owns any Subject Lot, and thereafter whenever any construction project should be undertaken within the subject property. If there be a vacancy architect position on the ARC, Grantor (or, after the Grantor no longer owns any Subject Lot, the HOA) shall appoint a licensed architect of the State of New Jersey with the same professional expertise as the architect who left the ARC.

C. Dwelling cost, quality and size -- It is the intention of this covenant to ensure that all dwellings on the Lots shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date this Declaration is recorded. The ground floor area of the main structure, exclusive of one-story open porches, garages, basements, unfinished areas and stairwell openings, shall not be less than 3,000 square feet, and the gross floor area of the main structure shall not be no more than allowable by Municipal Ordinance and shall comply with the Farmhouse Exception Area of no more than 2.0 acres.

D. Nuisance -- No noxious or offensive activity shall be carried on upon any Lot, defined as activities, whether verbal, physical (overt, or silent), that cause, have caused, or reasonably have

the potential to cause damage to community property, damage to private property, unreasonable hazard to the health or safety of residents and visitors, or the impairment of any resident's right to the peaceful enjoyment of their private property or community property. Nor shall anything be done thereon which may become an annoyance or nuisance to the other lots or the neighborhood. An annoyance or nuisance includes loud, disturbing, or objectionable noises, speech, vehicle noises, or music that may disturb other residents at any time, or any activity which reasonably would disturb the resident's right to peacefully enjoy the property. No unregistered or inoperable vehicle shall be kept in open view for more than seventy-two (72) hours.

E. Temporary Structures -- No structure of a temporary character, trailer, basement, shack, garage, barn, prefabricated structure, or other out building shall be used on any Lot at any time as a residence either temporarily or permanently. No tent shall be erected and maintained on any Lot for longer than five (5) days.

F. Mailboxes -- All residences shall have and maintain a rural delivery mail box and post in accordance with United States Postal requirements.

G. Signs -- No sign of any kind shall be displayed to the public view on any Lot, except one sign of no more than one (1) square foot to be attached to, or painted on the mailbox or post hereinbefore referred to in subsection F. Said sign shall contain the printed alphabetical designation of the numerical order assigned to the Lot by Grantor. The occupants' name may also be listed. No "For Sale" sign shall be displayed on a Lot at any time, except that Grantor or its agents may display such a sign until such time as Grantor has sold all of the Lots.

H. Drilling and Mining Operations -- No drilling, mineral development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring shall be erected nor maintained upon any Lot.

I. Garbage and Refuse Disposal -- No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers having lids that are tight to the side of the container and fully cover the top of the container. Other equipment for the storage or disposal of such material shall be permitted only if, and to the extent, permitted by law, shall be kept in a clean and sanitary condition, and shall be maintained in full compliance with all applicable regulations. All garbage cans and trash shall be kept in such manner and at such places on the Lots as shall not be viewed from the Road. Owners will be provided with Disposal Containers to be used and with procedures to follow upon execution of the Private Road and Farm Maintenance Agreement.

J. Farming Guidelines and Restrictions -- Each Lot owner shall follow the farming guidelines and restrictions as adopted by the HOA from time to time.

IN WITNESS WHEREOF, Grantor has caused this Declaration to be executed the day and year first above written.

WITNESS

1310 LAMINGTON ROAD LLC

By: Jonathan D. Clemente, Manager

1120 LAMINGTON ROAD LLC

By: Jonathan D. Clemente, Manager

STATE OF NEW JERSEY
COUNTY OF Morris SS:

BE IT REMEMBERED, that on this 21 day of July, 2022, before me, the subscriber, personally appeared Jonathan D. Clemente, as Manager of 1310 Lamington Road LLC and Manager of 1120 Lamington Road LLC, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument
- (b) was authorized to and did execute this instrument of the entity in this instrument; and
- (c) executed this instrument as the act of the entity named in the instrument

Sheila Morse
Notary Public State of New Jersey

Record and Return to:
Clemente Mueller, PA
P.O. Box 1296
Morristown, NJ 07962-1296

CBNT-11835
Record & Return to:
CB Title Group, LLC
140 Mountain Ave., Suite 101
Springfield, NJ 07081

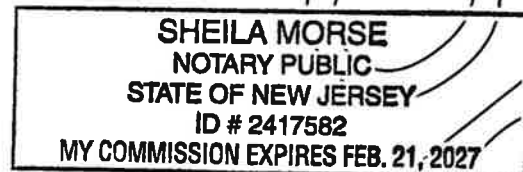


EXHIBIT A

Unofficial
Copy

CERTIFICATE OF INCORPORATION OF**BEDMINSTER FARMS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, who is of full age, in order to form a corporation pursuant to the provisions of the New Jersey Nonprofit Corporation Act, Title 15A of the New Jersey Statutes Annotated, does hereby certify:

ARTICLE I

Name. The name of the corporation is "BEDMINSTER FARMS HOMEOWNERS ASSOCIATION, INC.," a New Jersey nonprofit corporation, hereinafter called the "Association."

ARTICLE II

Registered Agent. Jonathan Clemente, having an address at 222 Ridgedale Ave., Suite 200, Cedar Knolls, NJ 07927, is hereby appointed the initial registered agent of the Association.

ARTICLE III

Registered Office. The registered office of the Association is located at c/o Jonathan Clemente, having an address at 222 Ridgedale Ave., Suite 200, Cedar Knolls, NJ 07927.

ARTICLE IV

Purposes and Powers of the Association. The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and control of the common property and common elements within that certain tract of property described in the subdivision map filed with Somerset County entitled BEDMINSTER FARMS SUBDIVISION (the "Subdivision") and recorded at Book 7428, Page 3501 in the Office of the Clerk of Somerset County (the "Filed Map"), as same may be amended and supplemented, and to promote the health, safety and welfare of the residents within the Subdivision and for these purposes:

- (a) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Bylaws of the Association, and that certain Declaration of Restrictive and Protective Covenants entitled "Declaration of Restrictive and Protective Covenants Bedminster Farms" recorded or intended to be recorded in the Office of the Clerk of Somerset County (the "Declaration"), as each may be amended from time to time, said Bylaws and said Declaration each being incorporated herein as if set forth at length;
- (b) to fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of said Bylaws of the Association and said Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) to acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) to accept title to Lot 8 of the Subdivision as reflected on the Filed Map, which is the

common road that will service six of the seven lots in the Subdivision;

(e) to borrow money, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) to do any other thing permitted by law, the Bylaws of the Association or the Declaration which will promote the common benefit, safety, welfare and enjoyment of the residents of the Property or will tend to preserve or enhance the value of the Property; and

(g) to have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Act of the State of New Jersey by law may now or hereafter have or exercise.

ARTICLE V

Membership. Every person(s) or entity who is a record owner of a Subject Lot in the Subdivision as set forth in the Map and qualifies in accordance with the Bylaws and the Declaration shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership of any such Lot shall be the sole qualification for membership. Upon termination of the interest of the Lot Owner, his membership shall automatically terminate and shall be transferred and shall inure to the new Lot Owner succeeding him in interest. Each Lot's membership interest in the Association shall be as set forth in Exhibit A.

ARTICLE VI

Board of Directors. The affairs of this Association shall be managed by a Board of Directors. The initial Board of Directors shall be composed of seven (7) persons who need not be members of the Association. The number of Directors may be changed pursuant to the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Larry Paragano
Jonathan Clemente
Jim Downs
Monica Hahn
Sheila Morse
Alicia Sette
David Cronheim

222 Ridgedale Ave., Cedar Knolls, NJ 07927
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The method of electing Directors shall be set forth in the Bylaws of the Association.

ARTICLE VII

Distribution of Assets. Upon dissolution, the assets of the Association shall be distributed in accordance with each Lot's appurtenant proportionate interest in the common elements of the Subdivision.

ARTICLE VIII

Duration. The Association shall exist perpetually.

ARTICLE IX

Amendments. Amendment of this Certificate or the Bylaws of the Association shall require the assent of 75% percent of the membership interests of the Association.

ARTICLE X

The distribution of assets of the Association on dissolution shall be as set forth in the Bylaws of the Association.

ARTICLE XI

Incorporator. Jonathan D. Clemente, Esq. is hereby appointed the incorporator of the Association.

IN WITNESS WHEREOF, for the purpose of forming this nonprofit corporation under the laws of the State of New Jersey, the undersigned, the incorporator of the Association, has executed this Certificate of Incorporation this 14th day of July, 2022.



Jonathan D. Clemente, Esq.
Incorporator

609-984-6850

03:23:48 p.m. 07-18-2022 6/7
JENNIFER MILLER PM PAGE 06/06

EXHIBIT A
PERCENTAGE OF MEMBERSHIP INTEREST
BEDMINSTER FARMS HOMEOWNERS ASSOCIATION, INC.

<u>Block 39, Lot Number</u>	<u>Percentage of Membership Interest</u>
19.01	1/7 th 14.2857%
19.02	1/7 th 14.2857%
19.03	1/7 th 14.2857%
19.04	1/7 th 14.2857%
19.05	1/7 th 14.2857%
19.06	1/7 th 14.2857%
15	1/7 th 14.2857%
TOTAL:	100%