

CERTIFICATE OF INCORPORATION
TULIP GARDENS OF LITTLE FALLS CONDOMINIUM ASSOCIATION, INC.

In compliance with the requirements of Title 15A, Chapter 1, et seq., of the Revised Statutes of New Jersey, the undersigned, incorporators, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit, and do hereby certify:

ARTICLE I:
NAME

The name of the corporation is Tulip Gardens of Little Falls Condominium Association, Inc., hereinafter called the Association.

ARTICLE II:
OFFICE

The principal office of the Association will be initially located at 2 East Midland Avenue, Kearny, New Jersey 07032.

ARTICLE III:
REGISTERED AGENT

Richard F. Denes, Esq., whose address is 345 Centre Street, Nutley, New Jersey 07110, is hereby appointed the initial registered agent of this Association.

ARTICLE IV:
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the purpose for which it is formed is to provide for the administration, operation and management of the Common Elements of Tulip Gardens of Little Falls, A Condominium, situated in the Township of Little Falls, County of Passaic and State of New Jersey, and to promote the health, safety and welfare of the residents of said Condominium.

Without any limitation upon the powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of New Jersey may or hereafter have or exercise, and without any limitation upon the powers, rights and privileges conferred or to be conferred upon the Association by any other laws or regulations including the New Jersey Condominium Act (N.J.S.A. 46:8B-1, et seq.), this Association shall possess all of the powers and privileges, and shall perform all duties and obligations given to it under the Master Deed entitled, "Tulip Gardens of Little Falls, A Condominium", recorded or intended to be recorded in the Office of the Register of Passaic County, including any amendments thereto; and given to it thereunder.

ARTICLE V:
MEMBERSHIP

Every Unit Owner shall be a member of the Association subject to the provisions of the Master Deed, the By-Laws, and any Rules and Regulations promulgated by the Association including any amendments thereto. Membership in the Association shall terminate when any Unit Owner shall cease to be the record owner of a Unit.

In the event the fee simple interest in a particular Unit is owned by more than one person or entity, then the aggregate of all such persons/entities owning such a Unit shall be deemed to constitute a single member, having one vote. Such persons/entities shall agree among themselves how that vote is to be cast, and which one of them has the authority to make such vote on their behalf.

In no event whatsoever shall there be more than one vote per Unit.

Persons or entities holding an interest in a Unit as security for the performance of an obligation, or leasing the Unit shall be deemed a member of the Association.

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 a minimum of three (3) persons, who need not be members of the Association. The number of directors may be changed pursuant to the By-Laws 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:

NAME	ADDRESS: (at least one New Jersey resident)
1. Richard F. Denes	345 Centre Street, Nutley, New Jersey 07110
2. Thomas S. DiBiasi	345 Centre Street, Nutley, New Jersey 07110
3. Jack Green, Jr.	66 Heller Way, Upper Montclair, New Jersey

ARTICLE VII:
DURATION AND DISSOLUTION

This Association shall exist perpetually. In the event of the dissolution of the Association, the assets of the Association shall be distributed as set forth in the By-Laws of the Association.

ARTICLE VIII:
AMENDMENTS, CHANGES AND ALTERATIONS

Amendment, change or alteration of this Certificate of Incorporation, pursuant to N.J.S.A. 15A:1-14, shall be as follows:

- (a) The Board of Directors shall pass a resolution declaring that such amendment, change or alteration is advisable, and call a meeting of the members having voting powers to take action thereon;
- (b) The meeting of the members shall be held upon such notice as the By-Laws provide (in the absence thereof: Upon 10 days' notice, personally given or by mail which notice shall contain a copy or summary of the resolution);
- (c) If 2/3 of the members having voting powers present at such meeting and voting shall vote in favor of such amendment, change or alteration, the Corporation shall make a certificate thereof under its seal, and the hands of its president or vice president and secretary, or assistant secretary, which certificate shall be acknowledged or proved as in the case of a deed, and shall be filed in the Office of the Secretary of State.

IN WITNESS WHEREOF, for the purpose of forming this non-profit corporation under the laws of the State of New Jersey, we the five (N.J.S.A. 15A:1-1) undersigned, constituting the incorporators of this Association, have executed this Certificate of Incorporation this day of _____, 1987.

Name: RICHARD F. DENES

345 Centre Street

Nutley, New Jersey 07110

Name: THOMAS S. DIBIASI

345 Centre Street

Nutley, New Jersey 07110

Name: JACK GREEN, JR. 66 Heller Way
Upper Montclair, New Jersey

Name: JACK R. GREEN 66 Heller Way
Upper Montclair, New Jersey

Name: PATRICIA GREEN 66 Heller Way
Upper Montclair, New Jersey

STATE OF NEW JERSEY :
: ss.:
COUNTY OF :

BE IT REMEMBERED, that on this ____ day of _____,
1987, before me, the subscriber a Notary Public of New Jersey personally
appeared Richard F. Denes, Thomas S. DiBiasi, Jack Green, Jr., Jack R.
Green, and Patricia Green, who, I am satisfied are the persons named in
and who executed the within instrument, and thereupon they acknowledged
that they signed, sealed and delivered the same as their act and deed
for the uses and purposes therein expressed.

NOTARY PUBLIC