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TAX CODE # P/O 17/2/1/9

SUPPLEMENTARY DECLARATION OF RIGHTS, EASEMENTS, COVENANTS,
CONDITIONS, AFFIRMATIVE OBLIGATIONS AND
RESTRICTIONS APPLICABLE TO BLUE MOUNTAIN LAKE

THIS SUPPLEMENTARY DECLARATION, is made as of this 26th day of June, 2000 by BLUE MOUNTAIN LAKE ASSOCIATES, L.P., (hereinafter referred to as "BML" or "DECLARANT") a Pennsylvania Limited Partnership.

1. BML executed a Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to BLUE MOUNTAIN LAKE PROPERTIES (hereinafter referred to as the "BLUE MOUNTAIN LAKE PROPERTIES DECLARATION"), dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286.

2. BML is the owner of certain real property located in Stroud Township, Monroe County, Commonwealth of Pennsylvania known as Phase 10A of Blue Mountain Lake which real property is described in Exhibit "A" to THIS SUPPLEMENTARY DECLARATION and referred to in THIS SUPPLEMENTARY DECLARATION as the "PHASE 10A PROPERTY" which property is also a portion of the ADDITIONAL PROPERTY described in Exhibit "B" of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION.

3. Exhibit "B" to THIS SUPPLEMENTARY DECLARATION sets forth the PHASE 10A PRD COMMON LANDS contained within the PHASE 10A PROPERTY.

4. BML desires that the PHASE 10A PROPERTY be held, sold and conveyed subject to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION as the same may be amended or supplemented from time to time.

NOW, THEREFORE, BML hereby declares that this SUPPLEMENTARY DECLARATION is being made pursuant to the terms of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION for the purpose of making the PHASE 10A PROPERTY subject to the scheme of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION, and for the purpose of extending the jurisdiction of the ASSOCIATION to cover the PHASE 10A PROPERTY and that the PHASE 10A PROPERTY as described in Exhibit "A" hereto is hereby made subject to the scheme of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and the jurisdiction of the ASSOCIATION is hereby extended to cover the PHASE 10A PROPERTY.

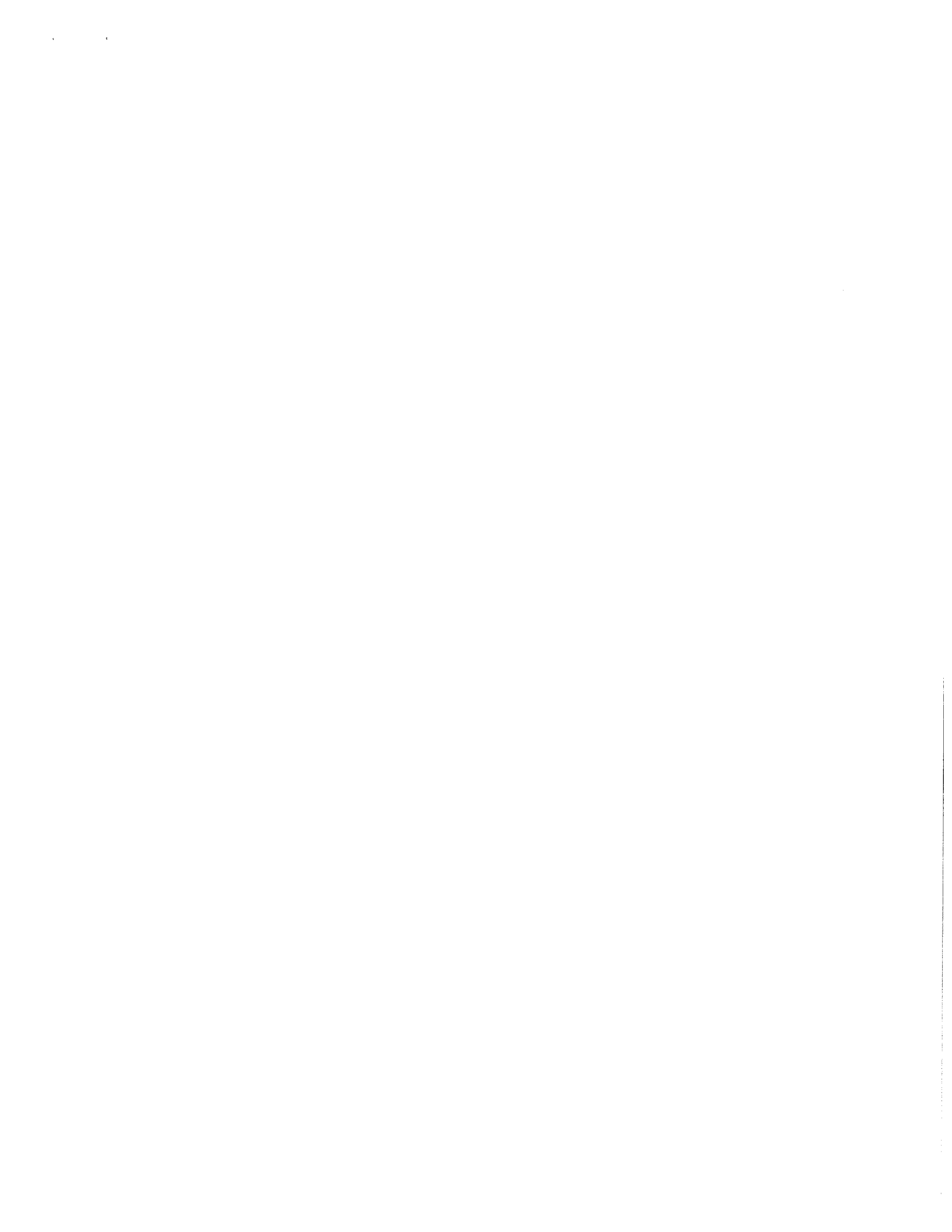


EXHIBIT "A"

Legal Description of PHASE 10A PROPERTY

PHASE 10A:

ALL THOSE CERTAIN tracts, parcels and lots of land situate in Stroud Township, Monroe County, Pennsylvania known as PHASE 10A, BLUE MOUNTAIN LAKE as shown on the plans therefor entitled "FINAL PLAN BLUE MOUNTAIN LAKE SUBDIVISION PHASE 10A" approved by the Board of Supervisors of Stroud Township as of May 1, 2000 and filed of record in the Office of the Recorder of Deeds of Monroe County Pennsylvania in Plot Book Volume 72 at Page 106 :

MANORHOME SITE NUMBER(S)

6
12 THROUGH 20, INCLUSIVE
21 THROUGH 32, INCLUSIVE

STREET LOCATION

WITNESS TREE CIRCLE
WITNESS TREE CIRCLE
WITNESS TREE COURT

RECORDER OF DEEDS
MONROE COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
200022785

RECORDED ON
Jun 28, 2000
3:22:11 PM

RECORDING FEES \$15.00
STATE WRIT TAX \$0.50
COUNTY ARCHIVES FEE \$1.00
ROD ARCHIVES FEE \$1.00
TOTAL \$17.50

EXHIBIT "B"

LEGAL DESCRIPTION OF PHASE 10A PRD COMMON
AREA TO BE CONVEYED TO ASSOCIATIONS

ALL OF THE FOLLOWING DESCRIBED portions of the PHASE 10A PROPERTY are to be conveyed to the ASSOCIATIONS:

All open space parcels, roads, utility and drainage facilities and easements shown on the PHASE 10A FINAL PLANS referenced in Exhibit "A" to this Supplementary Declaration to the full width of the boundary lines, rights of way or easements therefor.

All real property shown on the PHASE 10A FINAL PLANS referenced in Exhibit "A" to this Supplementary Declaration that is situate outside the footprint of the Manorhomes constructed on the Manorhome Sites as the same are constructed or reconstructed from time to time hereafter.

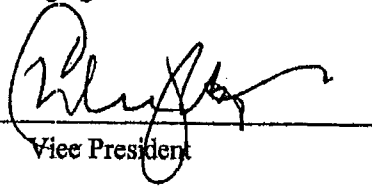
IN WITNESS WHEREOF, DECLARANT has caused this instrument to be executed as of the day and year first above written.

BLUE MOUNTAIN LAKE ASSOCIATES, L.P.

By: JLCGP, Corp.

Its Managing General Partner

By:

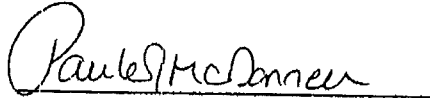


Vice President

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONROE :

On this, the 26th day of June, 2000, before me, the undersigned officer, personally appeared CHARLES J. VOGT who acknowledged himself to be the Vice President of JLCGP, Corp., a Pennsylvania corporation which is the Managing General Partner of BLUE MOUNTAIN LAKE ASSOCIATES, L.P., the DECLARANT in the foregoing DECLARATION, and that he, as such officer and being authorized to do so on behalf of the DECLARANT, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the corporation as Managing General Partner by himself as such officer.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public

My Commission Expires:

Notarial Seal
Paula J. McDonnell, Notary Public
Stroud Twp., Monroe County
My Commission Expires May 29, 2004
Member, Pennsylvania Association of Notaries



I Hereby CERTIFY that this document is recorded in the Recorder's Office of Monroe County, Pennsylvania.



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SUPPLEMENTARY DECLARATION OF RIGHTS, EASEMENTS
COVENANTS, CONDITIONS, AFFIRMATIVE
OBLIGATIONS AND RESTRICTIONS
ADDING PHASE 10A TO CLUSTER I OF BLUE MOUNTAIN LAKE PROPERTIES
AND MODIFYING CERTAIN PROVISIONS OF THE CLUSTER I DECLARATION
AS THEY APPLY TO PHASE 10A

THIS CLUSTER I SUPPLEMENTARY DECLARATION is made and executed this 26th day of June, 2000, by BLUE MOUNTAIN LAKE ASSOCIATES, L.P., (hereinafter referred to as "BML" or "DECLARANT").

1. BML executed a Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to BLUE MOUNTAIN LAKE PROPERTIES (hereinafter referred to as the "BLUE MOUNTAIN LAKE PROPERTIES DECLARATION"), dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286 and executed a Supplementary Declaration (hereinafter referred to as the "PHASE 10A SUPPLEMENTARY DECLARATION") dated of an even date herewith and intended to be recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania immediately prior to the recording of this CLUSTER I SUPPLEMENTARY DECLARATION, pursuant to which PHASE 10A SUPPLEMENTARY DECLARATION certain real property located in Stroud Township, Monroe County, Pennsylvania, as described in Exhibit "A" therein was subjected to the scheme of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and the jurisdiction of the ASSOCIATION was extended to the PHASE 10A PROPERTY.
2. BML executed a Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to CLUSTER I OF BLUE MOUNTAIN LAKE PROPERTIES (hereinafter referred to as the "CLUSTER I DECLARATION"), dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1895 at Page 747 whereby the MANORHOME LOTS received and were made subject to certain additional rights, easements, covenants, conditions, restrictions, affirmative obligations, charges, encumbrances and liens as contained therein.
3. The real property described in Exhibit "A" attached hereto and hereby made a part hereof (hereinafter referred to as the "PHASE 10A CLUSTER I PROPERTY") contains all of the MANORHOME LOTS within Phase 10A being the real property described in Exhibit "A" to the PHASE 10A SUPPLEMENTARY DECLARATION.
4. Pursuant to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and PHASE 10A SUPPLEMENTARY DECLARATION, DECLARANT desires to annex the PHASE 10A CLUSTER I PROPERTY to the provisions of the CLUSTER I DECLARATION and modify certain of those provisions as they apply to the

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