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AMERICAN LAND TRANSFER INC.
4486 YORK ROAD, BOX 670
BUCKINGHAM, PA 18912

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

THIS CLUSTER I SUPPLEMENTARY DECLARATION is made and executed
this 10th day of October, 2001, 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 10B 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 10B 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 10B 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 10B CLUSTER I PROPERTY") contains all of the MANORHOME LOTS within Phase 10B being the real property described in Exhibit "A" to the PHASE 10B SUPPLEMENTARY DECLARATION.
4. Pursuant to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and PHASE 10B SUPPLEMENTARY DECLARATION, DECLARANT desires to annex the PHASE 10B 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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PHASE 10B MANORHOME LOTS and thereby subject the PHASE 10B CLUSTER I PROPERTY to the additional rights, easements, covenants, conditions, restrictions, affirmative obligations, charges, encumbrances and liens set forth in the CLUSTER I DECLARATION as modified hereby.

NOW, THEREFORE, DECLARANT hereby declares:

1. That the PHASE 10B CLUSTER I PROPERTY is hereby annexed to, and shall be held, transferred, sold, conveyed, occupied and used, subject to the provisions of the CLUSTER I DECLARATION as modified hereby.
2. That the CLUSTER I DECLARATION as it applies to the PHASE 10B CLUSTER I PROPERTY is hereby modified as follows:

- a. Section 1.2.11 as it applies to Phase 10B is hereby amended in its entirety to read as follows:

1.2.11 "YARD" refers to a front yard, rear yard or side yard. These are sometimes collectively referred to as "YARDS". The YARDS will be shown on the final "as built" plans for BLUE MOUNTAIN LAKE filed from time to time in the office of the Recorder of Deeds of Monroe County, Pennsylvania. Until and unless shown otherwise thereon, a PATIO HOME shall have YARDS which shall extend for a distance of ten (10') feet in all directions from the perimeter of its foundation. A MANORHOME which is not a PATIO HOME shall have YARDS extending for a distance of ten (10') feet to the front and rear of its foundation perimeter and ten (10') feet to any side which is not also the side dimension of another MANORHOME.

- b. Section 2.2.1 is hereby modified as it applies to Phase 10B by the deletion from the designation as CLUSTER I LIMITED COMMON AREAS those portions the CLUSTER I PROPERTY described in subsection 2.2.1 (c). It is the intention of this deletion that the ASSOCIATION shall have no obligation to maintain or provide for the maintenance of the following portions of the PHASE 10B CLUSTER I PROPERTY:

The exterior surfaces and materials of each Manorhome including all roofdecking, sheathing, siding, facia, soffits, trim boards, porches, decks, stoops, and all other visible surfaces and the coverings thereof including paint, shingles, etc.

3. That DECLARANT owns 100% of the interests in the Manorhome Lots in Phase 10B affected by the modifications set forth in Section 2 above and makes this modification as such owner and the DECLARANT.

RECORDER OF DEEDS
MONROE COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
200161187

RECORDED ON
Oct 19, 2001
1:58:50 PM

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

EXHIBIT A

PHASE 10B CLUSTER I PROPERTY

PHASE 10B:

All those certain two (2) parcels of land shown on a plan titled, "FINAL PLAN BLUE MOUNTAIN LAKE DEVELOPMENT PHASE 10B STROUD TWP., MONROE CO., PA." as prepared by Milnes Engineering and Surveyor of Record Frank J. Smith Jr. Inc. and being designated Drawing Number FP-1 dated March 14, 2001, last revised June 20, 2001 and intended to be recorded immediately prior to the recording hereof which parcels contain the following Manorhome Sites:

MANORHOME SITE NUMBER(S)
1 THROUGH 21, INCLUSIVE
22 THROUGH 32, INCLUSIVE

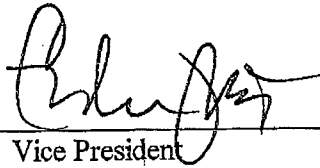
STREET LOCATION
BLUSHINGWOOD GROVE
ARCHERS MARK

and the CLUSTER I LIMITED COMMON AREAS and CLUSTER I COMMON AREAS shown on the said FINAL PLAN or otherwise defined in the CLUSTER I DECLARATION as supplemented and modified by this SUPPLEMENTARY CLUSTER I DECLARATION.

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



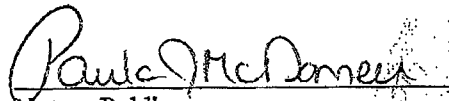
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COMMONWEALTH OF PENNSYLVANIA :

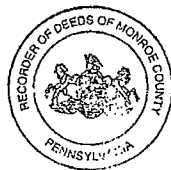
COUNTY OF MONROE :

On this, the 16th day of October, 2001, before me, the undersigned officer, personally appeared CHARLES J. VOGT who acknowledged himself to be the Vice President of JLCGP, Corp., a corporation which is the Managing General Partner of Blue Mountain Lake Associates, L.P., and that he as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

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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