

PART OF 17/2/19
6P2N

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

THIS CLUSTER II SUPPLEMENTARY DECLARATION is made and executed this 3rd day of December, 1998, 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, and executed a Supplementary Declaration (hereinafter referred to as the "PHASE 4 & 5 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 II SUPPLEMENTARY DECLARATION, pursuant to which PHASE 4 & 5 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 extended to the PHASE 4 & 5 PROPERTY.

2. BML executed a Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to CLUSTER II OF BLUE MOUNTAIN LAKE PROPERTIES (hereinafter referred to as the "CLUSTER II DECLARATION"), dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1369 whereby the ESTATE LOTS were subjected to certain additional rights, easements, covenants, conditions, restrictions, affirmative obligations, charges and liens as contained therein.

EXHIBIT "A"

Legal Description of PHASE 4 & 5 PROPERTY

PHASE 4A:

ALL THOSE CERTAIN tracts, parcels and lots of land situate in Stroud Township, Monroe County, Pennsylvania known as PHASE 4A, BLUE MOUNTAIN LAKE as shown on the plans therefor entitled "FINAL PLAN BLUE MOUNTAIN LAKE SUBDIVISION PHASE 4A" approved by the Board of Supervisors of Stroud Township as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County Pennsylvania in Plot Book Volume 70 at Page 259 :

<u>ESTATE LOT NUMBER(S)</u>	<u>STREET LOCATION</u>
435 THROUGH 436, INCLUSIVE	BLUE MOUNTAIN CROSSING
437	BLUE MOUNTAIN LAKE DRIVE
438 THROUGH 444, INCLUSIVE	LAKWOOD COURT
445 THROUGH 450, INCLUSIVE	BLUE MOUNTAIN CROSSING
451 THROUGH 456, INCLUSIVE	BIRCH TERRACE
457 THROUGH 459, INCLUSIVE	BLUE MOUNTAIN CROSSING
462 THROUGH 463, INCLUSIVE	PRIVATE ACCESS DRIVE OFF OF WATER TOWER CIRCLE (PHASE 3)

PHASE 4B:

ALL THOSE CERTAIN tracts, parcels and lots of land situate in Stroud Township, Monroe County, Pennsylvania known as PHASE 4B, BLUE MOUNTAIN LAKE as shown on the plans therefor entitled "FINAL PLAN BLUE MOUNTAIN LAKE SUBDIVISION PHASE 4B" approved by the Board of Supervisors of Stroud Township as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County Pennsylvania in Plot Book Volume 70 at Page 260 :

<u>ESTATE LOT NUMBER(S)</u>	<u>STREET LOCATION</u>
525 THROUGH 526, INCLUSIVE	HILLTOP CIRCLE
527 THROUGH 532, INCLUSIVE	HIGHPOINT COURT
533	HILLTOP CIRCLE
534 THROUGH 544, INCLUSIVE	BLACKBERRY TERRACE
545 THROUGH 551, INCLUSIVE	WOODBINE LANE
553 THROUGH 554, INCLUSIVE	WOODBINE LANE
618 THROUGH 628, INCLUSIVE	HILLTOP CIRCLE

PHASE 5:

ALL THOSE CERTAIN tracts, parcels and lots of land situate in Stroud Township, Monroe County, Pennsylvania known as PHASE 5, BLUE MOUNTAIN LAKE as shown on the plans therefor entitled "FINAL PLAN BLUE MOUNTAIN LAKE SUBDIVISION PHASE 5" approved by the Board of Supervisors of Stroud Township as of November 16, 1998 and filed of record in the Office of the Recorder of Deeds of Monroe County Pennsylvania in Plot Book Volume 70 at Pages 257 and 258:

<u>ESTATE LOT NUMBER(S)</u>	<u>STREET LOCATION</u>
555 THROUGH 558, INCLUSIVE	HILLTOP CIRCLE
559 THROUGH 564, INCLUSIVE	AZURE COURT
565 THROUGH 590, INCLUSIVE	HILLTOP CIRCLE
592 THROUGH 617, INCLUSIVE	HILLTOP CIRCLE

EXHIBIT "B"

LEGAL DESCRIPTION OF PHASE 4 & 5 PRD COMMON
AREA TO BE CONVEYED TO ASSOCIATIONS

ALL OF THE FOLLOWING DESCRIBED portions of the PHASE 4 & 5 PROPERTY are to be conveyed to the ASSOCIATIONS:

All open space parcels, roads, utility and drainage facilities and easements (including but not limited to the Detention Basin shown on Lot 552, Phase 4B, the Detention Basin and Open Space Parcel shown in Phase 5) shown on the PHASE 4 & 5 FINAL PLANS referenced in Exhibit "A" to this Supplementary Declaration to the full width of the boundary lines, rights of way or easements therefor.

3. The real property described in Exhibit "A" attached hereto and hereby made a part hereof (hereinafter referred to as the "PHASE 4 & 5 CLUSTER II PROPERTY") contains all of the ESTATE LOTS within the real property described in Exhibit "A" to the PHASE 4 & 5 SUPPLEMENTARY DECLARATION.

4. Pursuant to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and PHASE 4 & 5 SUPPLEMENTARY DECLARATION, DECLARANT desires to annex the PHASE 4 & 5 CLUSTER II PROPERTY to the provisions of the CLUSTER II DECLARATION as the same may be amended from time to time and thereby subject the PHASE 4 & 5 CLUSTER II PROPERTY to the additional rights, easements, covenants, conditions, restrictions, affirmative obligations, charges and liens set forth in the CLUSTER II DECLARATION.

NOW, THEREFORE, DECLARANT hereby declares that the PHASE 4 & 5 CLUSTER II PROPERTY is hereby annexed to, and shall be held, transferred, sold, conveyed, occupied and used, subject to the provisions of the CLUSTER II DECLARATION as the same may from time to time be amended.

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

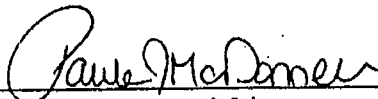
RECORDER OF DEEDS
MUNROE COUNTY
PENNSYLVANIA
INSTRUMENT NUMBER
199841363
RECORDED ON
Dec 10, 1998
9:33:16 AM
RECORDING FEES \$17.00
STATE WRIT TAX \$0.50
COUNTY ARCHIVES FEE \$1.00
FBI ARCHIVES FEE \$1.00
TOTAL \$19.50

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MONROE :

On this, the 3rd day of December, 1998, 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, 2000
Member Pennsylvania Association of Notaries



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



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