

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

THIS SUPPLEMENTARY DECLARATION, is made as of 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.

2. BML is the owner of certain real property located in Stroud Township, Monroe County, Commonwealth of Pennsylvania known as Phases 4A, 4B and 5 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 4 & 5 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 4 & 5 PRD COMMON LANDS contained within the PHASE 4 & 5 PROPERTY.

4. BML desires that the PHASE 4 & 5 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

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	LAKEWOOD 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.

MOUNTAIN LAKE PROPERTIES DECLARATION for the purpose of making the PHASE 4 & 5 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 4 & 5 PROPERTY and that the PHASE 4 & 5 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 4 & 5 PROPERTY.

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
MONROE COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
199841362

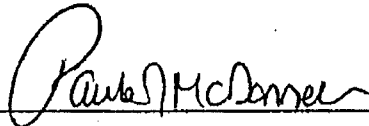
RECORDED ON
Dec 10, 1998
9:31:49 AM

RECORDING FEES	\$17.00
STATE WRIT TAX	\$0.50
COUNTY ARCHIVES FEE	\$1.00
ROD ARCHIVES FEE	\$1.00
TOTAL	\$19.50

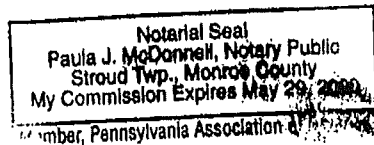
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONROE :

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 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:



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

Dennis W. Guehler