

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

THIS SUPPLEMENTARY DECLARATION, is made as of this
2nd day of April, 1997 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 7 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 7 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 7 PRD COMMON LANDS contained within the PHASE 7 PROPERTY.

4. BML desires that the PHASE 7 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 7 PROPERTY subject to the scheme of the BLUE MOUNTAIN LAKE

EXHIBIT "A"

Legal Description of PHASE 7 PROPERTY

ALL THOSE CERTAIN tracts, parcels and lots of land situate in Stroud Township, Monroe County, Pennsylvania known as PHASE 7, BLUE MOUNTAIN LAKE as shown on the plans therefor entitled "PHASE 7 - FINAL PLAN SITE PLAN BLUE MOUNTAIN LAKE A PLANNED UNIT DEVELOPMENT," approved by the Board of Supervisors of Stroud Township as of April 14, 1997 and filed of record in the Office of the Recorder of Deeds of Monroe County Pennsylvania in Plot Book Volume 69 at Page 71 :

<u>ESTATE LOT NUMBER</u>	<u>STREET LOCATION</u>
311 through 312, inclusive	ESCOLL DRIVE
313 through 327, inclusive	HORSESHOE DRIVE
328 through 368, inclusive	ESCOLL DRIVE
369 through 379, inclusive	HORSESHOE DRIVE

EXHIBIT "B"

LEGAL DESCRIPTION OF PHASE 7 PRD COMMON
AREA TO BE CONVEYED TO ASSOCIATION

ALL OF THE FOLLOWING DESCRIBED portions of the PHASE 7 PROPERTY are to be conveyed to the ASSOCIATION:

All roads, utility and drainage facilities shown on the PHASE 7 FINAL PLANS to the full width of the rights of way and easements therefor.

That parcel of land located along the southerly boundary of Lot 311 containing 1,557.297 square feet of land which is designated as OPEN SPACE and is intended to be designated as PRD COMMON AREA for the use of all owners of property committed to the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and specifically to be used as YARDS by the Owners of Manorhome Lots 21, 22 and 23 Meadowsage Court to the extent that said parcel falls within the area designated as YARDS which are appurtenant to said Manorhome Lots.

That certain parcel of land located along the southerly boundary of Lot 348 containing 77,180.400 square feet of land which is designated as a RECREATION AREA and is intended to be designated as PRD COMMON AREA for the use of all owners of property committed to the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION.

The DECLARANT reserves the right and privilege to designate Lot 362 as a RECREATION AREA intended to be designated as PRD COMMON AREA for the use of all owners of property committed to the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION, but shall not be obligated to do so. DECLARANT shall do so by filing an addendum to this SUPPLEMENTAL DECLARATION.

PROPERTIES DECLARATION, and for the purpose of extending the jurisdiction of the ASSOCIATION to cover the PHASE 7 PROPERTY and that the PHASE 7 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 7 PROPERTY.

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

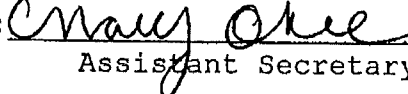
BLUE MOUNTAIN LAKE ASSOCIATES, L.P.

By: JLCGP, Corp.

Its Managing General Partner

By: 

Vice President

Attest: 
Assistant Secretary

RECORDER OF DEEDS
MONROE COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
199710215

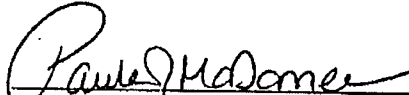
RECORDED ON
Apr 22, 1997
4:11:38 PM

RECORDING FEES	\$15.00
STATE WRIT TAX	\$0.50
TOTAL	\$15.50

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONROE :

On this, the 2nd day of April, 1997, 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, 2000
Member, Pennsylvania Association of Notaries



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

