

05/05/96

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

THIS SUPPLEMENTARY DECLARATION, is made as of this 27th day of June, 1996 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 8 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 8 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 8 PRD COMMON LANDS contained within the PHASE 2 PROPERTY.

4. BML desires that the PHASE 8 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 8 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 8 PROPERTY and that the PHASE 8 PROPERTY as described in Exhibit "A" hereto is

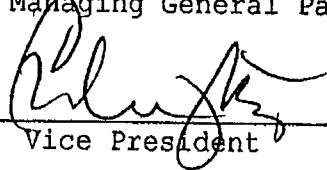
hereby made subject to the scheme of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and the jurisdiction of the ASSOCIATION is hereby extended to cover the PHASE 8 PROPERTY.

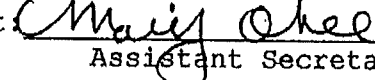
IN WITNESS WHEREOF, DECLARANT has caused this instrument to be executed as of the day and year first above written.

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  
199617399

RECORDED ON  
Jun 27, 1996  
3:16:06 PM

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

BK2026PG7654

EXHIBIT "A"

Legal Description of PHASE 8 PROPERTY

ALL THOSE CERTAIN tracts, parcels and lots of land situate in Stroud Township, Monroe County, Pennsylvania known as PHASE 8, BLUE MOUNTAIN LAKE as shown on the plans therefor entitled "PHASE 2 - FINAL PLAN SITE PLAN BLUE MOUNTAIN LAKE A PLANNED UNIT DEVELOPMENT," approved by the Board of Supervisors of Stroud Township as of June 3, 1996 and filed of record in the Office of the Recorder of Deeds of Monroe County Pennsylvania on June 27, 1996 in Plot Book Volume 68 at Page 126.

EXHIBIT "B"

LEGAL DESCRIPTION OF PHASE 2 PRD COMMON  
AREA TO BE CONVEYED TO ASSOCIATION

ALL OF THE FOLLOWING DESCRIBED portions of the PHASE 2 PROPERTY are  
to be conveyed to the ASSOCIATION:

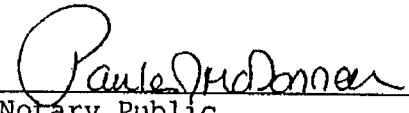
All roads shown on the PHASE 2 FINAL PLANS to the full  
width of the rights of way.

Those two (2) certain parcels of land located between  
ESTATE LOTS 99 and 100 and between ESTATE LOTS 138 and  
139 which are labelled "PEDESTRIAN ROW" on the said  
"PHASE 8 - FINAL PLAN SITE PLAN BLUE MOUNTAIN LAKE A  
PLANNED UNIT DEVELOPMENT" are hereby designated as PRD  
COMMON AREA for the exclusive use of all owners of  
property committed to the BLUE MOUNTAIN LAKE PROPERTIES  
DECLARATION as a pedestrian right of way for access to  
and from Blue Mountain Lake and other portions of the  
PRD COMMON AREA.

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF MONROE :

On this, the 27th day of June, 1996, 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

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

*Dennis W. Decker*

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