

COUNTY OF MONROE

RECORDER OF DEEDS
7th & MONROE STREETS
STROUDSBURG, PA 18360
Area Code (570) 517-3969

Helen Diecidue - Recorder
Mary Ann Lesh - Chief Deputy
Jamie Butz - Deputy

Instrument Number - 200507434
Recorded On 2/17/2005 At 12:35:06 PM

Book - 2216 Starting Page - 6890
* Total Pages - 7

* Instrument Type - DECLARATION

Invoice Number - 372313

* Grantor - BLUE MOUNTAIN LAKE ASSOCIATES L P

* Grantee - BLUE MOUNTAIN LAKE ASSOCIATES L P

User - EFS

* Customer - AMERICAN LAND TRANSFER INC

* FEEES

STATE WRIT TAX	\$0.50
RECORDING FEES	\$17.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL	\$22.50

RETURN DOCUMENT TO:

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



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

Helen Diecidue

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 2216 Page: 6890



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

(2) 32.50
6P
x 4N

**SUPPLEMENTARY DECLARATION OF RIGHTS, EASEMENTS, COVENANTS,
CONDITIONS, AFFIRMATIVE OBLIGATIONS AND RESTRICTIONS
APPLICABLE TO AND ADDING CERTAIN ADDITIONAL PROPERTY
TO THE BLUE MOUNTAIN LAKE PROPERTIES DECLARATION AND
TO THE CLUSTER II DECLARATION AS
MOUNTAIN VIEW AT BLUE MOUNTAIN LAKE**

THIS SUPPLEMENTARY DECLARATION, is made as of this 16th day of February, 2005 by BLUE MOUNTAIN LAKE ASSOCIATES, L.P. (hereinafter referred to as "BMLA" or "DECLARANT"), a Pennsylvania Limited Partnership and by BML AT MOUNTAIN VIEW, L.P., a Pennsylvania limited partnership (hereinafter referred to as "MOUNTAIN VIEW" or "SUCCESSOR DECLARANT").

- A. BMLA 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.
- B. BMLA 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 ESTATE LOTS are subjected to certain additional rights, easements, covenants, conditions, restrictions, affirmative obligations, charges and liens as contained therein. Together the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and the CLUSTER II DECLARATION are sometimes referred to as the "BLUE MOUNTAIN LAKE DECLARATIONS."
- C. There is adjoining the BLUE MOUNTAIN LAKE PROPERTIES certain real property located in Stroud Township, Monroe County, Commonwealth of Pennsylvania being part of those lands identified by Monroe County Tax ID#s 17/15/2/7 and 17/110585 which real property is more particularly shown on the final plans for MOUNTAIN VIEW which are filed of record in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Map Book 77, Pages 43 through 49, inclusive, (the "MOUNTAIN VIEW FINAL PLANS") and which property is referred to in this SUPPLEMENTARY DECLARATION as the "MOUNTAIN VIEW PROPERTY" which property is also a portion of the ADDITIONAL PROPERTY as defined in the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION.
- D. MOUNTAIN VIEW is the owner of the MOUNTAIN VIEW PROPERTY.
- E. MOUNTAIN VIEW desires that the MOUNTAIN VIEW PROPERTY be annexed to the BLUE MOUNTAIN LAKE PROPERTIES and thereafter be developed, 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 and further subject to the provisions of the CLUSTER II DECLARATION as the same may be amended or supplemented from time to time.
- F. BMLA hereby consents to the annexation of the MOUNTAIN VIEW PROPERTY to the BLUE MOUNTAIN LAKE PROPERTIES in accordance with the provisions hereof.

EXHIBIT "A"

MOUNTAIN VIEW CLUSTER II PROPERTY

All that certain parcel of land shown on a plan titled, "MOUNTAIN VIEW FINAL RECORD PLAN" as prepared by Irick Eberhardt & Mientus, Incorporated and being designated Drawings Number 1 through 7 of 7 which plans are filed of record in the Office of The Recorder of Deeds of Monroe County in Map Book 77 at Pages 43 through 49, inclusive, which property includes the following Lots:

ESTATE LOT NUMBERS

901 THROUGH 976, INCLUSIVE

STREET LOCATION

DAFFODIL DRIVE

MOUNTAIN VIEW COMMON AREA TO BE CONVEYED TO ASSOCIATION AND UTILITIES ASSOCIATION

ALL OF THE FOLLOWING DESCRIBED portions of MOUNTAIN VIEW are to be conveyed to the ASSOCIATION and UTILITIES ASSOCIATION or others as appropriate or as required by the applicable ASSOCIATION or UTILITIES ASSOCIATION and as provided in the BLUE MOUNTAIN LAKE DECLARATIONS:

All Open Space parcels and other land areas not included within the boundaries of the estate lots and all roads, utility and drainage facilities and easements, as shown on the MOUNTAIN VIEW FINAL PLANS to the full width of the boundary lines, rights of way or easements therefor.

ALL THAT CERTAIN TRACT OF LAND situate in the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, as shown on an *Overall Plan of Subdivision* prepared by Irick, Eberhardt & Mientus Inc., dated November 2, 2003, last revised November 2, 2004, bounded and described as follows:

BEGINNING at a point on the northeasterly sideline of Route 447 (60' wide), a corner to lands now or late of Bruce Douglas Sibum,

Thence, from said point of beginning along a curve to the left having a radius of 1176.28 feet (the long chord of which bears N 37°39'01" W for a distance of 547.32 feet) an arc length of 552.38 feet to a point, a point of tangency;

Thence continuing along said northeasterly sideline of Route 447 N 51°06'12" W, 214.18 feet to a point, a corner to lands to be retained by Josephine Fuhrer;

Thence along said lands to be retained by Josephine Fuhrer the following three (3) courses and distances:

1. N 52°01'31" E, 669.65 feet to a point;
2. N 34°06'38" E, 128.85 feet to a point
3. N 04°48'22" W, 801.39 feet to a point;
4. N 38°30'19" W, 626.35 feet to a point in line of lands now or late of Merle Marryshow;

Thence along said lands now or late of Merle Marryshow N 51°29'41" E, 1729.05 feet to a point, a corner to Lot #583 of Blue Mountain Lake;

Thence along said Lot #583 of Blue Mountain Lake and also Lots #584, 585, 586, 587, 588, 589 & 590 S 37°06'07" E, 1021.81 feet to a point on the northwesterly sideline of Blue Mountain Crossing;

Thence along said northwesterly sideline of Blue Mountain Crossing and also an open space parcel of above mentioned Blue Mountain Lake S 50°50'17" W, 1032.13 feet to a point;

Thence along said open space parcel of Blue Mountain Lake, Lot #435 and other open space of Blue Mountain Lake S 38°33'44" E, 1528.84 feet to a point, a corner to Lot #400 of Blue Mountain Lake;

Thence along said Lot #400 of Blue Mountain Lake and also Lots #401, 402, 403, 404 and lands now or late of Herman & Bonnie L. Sibum Jr. S 51°17'33" W, 849.67 feet to a point;

Thence along said lands now or late of Herman & Bonnie L. Sibum Jr. S 77°39'33" W, 252.39 feet to a point;

Thence continuing along said lands now or late of Herman & Bonnie L. Sibum Jr. and also lands now or late of Herman Sibum Jr. & Wayne T. Sibum S 43°56'22" W, 406.29 feet to a point;

Thence along said lands now or late of Herman Sibum Jr. & Wayne T. Sibum N 42°14'21" W, 79.39 feet to a point, a corner to above referenced lands now or late of Bruce Douglas Sibum;

Thence along said lands now or late of Bruce Douglas Sibum N 34°07'31" W, 140.98 feet to a point;

Thence continuing along said lands now or late of Bruce Douglas Sibum S 73°34'22" W, 308.31 feet to the **POINT OF BEGINNING**.

CONTAINING: 4094351 square feet or 93.9934 acres of land, more or less.

PARCEL NUMBERS: 17/15/2/7 AND 17/110585

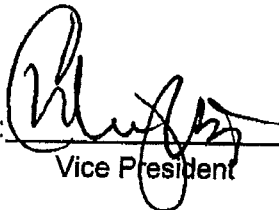
NOW, THEREFORE,

1. BMLA hereby declares that this SUPPLEMENTARY DECLARATION is being made pursuant to the terms of the BLUE MOUNTAIN LAKE DECLARATIONS for the purpose of making the MOUNTAIN VIEW PROPERTY subject to the scheme of the BLUE MOUNTAIN LAKE DECLARATIONS, and for the purpose of extending the jurisdiction of the ASSOCIATION and UTILITIES ASSOCIATION to cover the MOUNTAIN VIEW PROPERTY.
2. BMLA and MOUNTAIN VIEW hereby declare that the MOUNTAIN VIEW PROPERTY as described in Exhibit "A" hereto is hereby made subject to the scheme of the BLUE MOUNTAIN LAKE DECLARATIONS and the jurisdiction of the ASSOCIATION and UTILITIES ASSOCIATION is hereby extended to cover the MOUNTAIN VIEW PROPERTY.
3. MOUNTAIN VIEW shall be responsible for and agrees, as a condition of this annexation, to construct all of the Improvements required by Stroud Township in accordance with its agreement with Stroud Township and as required by all applicable laws, ordinances and regulations pursuant to the Final Plans approved by Stroud Township and to convey all of the COMMON LANDS and improvements thereto to the ASSOCIATION and UTILITIES ASSOCIATION in accordance with the provisions of the BLUE MOUNTAIN LAKE DECLARATIONS.

IN WITNESS WHEREOF, BMLA and MOUNTAIN VIEW have 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

BML AT MOUNTAIN VIEW, L.P.

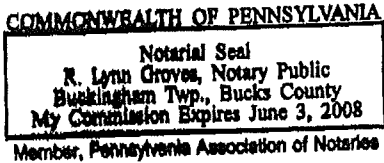
By: BML AT MOUNTAIN VIEW, LLC,
Its Managing General Partner

By: 

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONROE :

On this, the 16th day of February, 2005, 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., and that he, as such officer and being authorized to do so, 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.



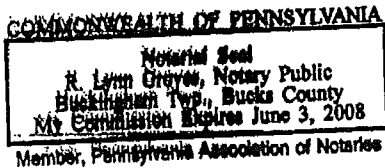


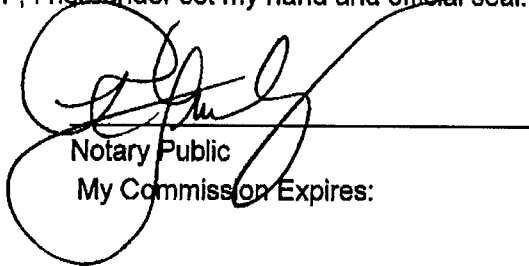
Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONROE :

On this, the 16th day of February, 2005, before me, the undersigned officer, personally appeared BERNARD K. CILIBERTO who acknowledged himself to be the Managing Member of BML AT MOUNTAIN VIEW, LLC, a Pennsylvania limited liability company which is the Managing General Partner of BML AT MOUNTAIN VIEW, L.P., and that he, as such officer and being authorized to do so, 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: