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TAX CODE # See List Attached

SUPPLEMENTARY DECLARATION OF RIGHTS, EASEMENTS  
COVENANTS, CONDITIONS, AFFIRMATIVE  
OBLIGATIONS AND RESTRICTIONS  
MODIFYING CERTAIN PROVISIONS OF THE CLUSTER I DECLARATION  
AS THEY APPLY TO CERTAIN MANORHOME LOTS IN PHASE 1,  
BLUE MOUNTAIN LAKE

THIS CLUSTER I SUPPLEMENTARY DECLARATION is made and executed this 26<sup>th</sup> day of June, 2000, by BLUE MOUNTAIN LAKE ASSOCIATES, L.P., (hereinafter referred to as "BML" or "DECLARANT").

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 executed a Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to CLUSTER I OF BLUE MOUNTAIN LAKE PROPERTIES (hereinafter referred to as the "CLUSTER I DECLARATION"), dated May 13, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1895 at Page 747 whereby the MANORHOME LOTS received and were made subject to certain additional rights, easements, covenants, conditions, restrictions, affirmative obligations, charges, encumbrances and liens as contained therein.
3. The MANORHOME LOTS described on Exhibit "A" attached hereto and hereby made a part hereof (hereinafter referred to as the "PHASE 1 DECLARANT CLUSTER I PROPERTY") are all of the MANORHOME LOTS within Phase 1 titled as of the above date by DECLARANT.
4. Pursuant to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION, DECLARANT, as sole owner of the PHASE 1 DECLARANT CLUSTER I PROPERTY desires to modify the provisions of the CLUSTER I DECLARATION as they apply to the PHASE 1 MANORHOME LOTS listed on Exhibit "A" by the execution and recordation of this CLUSTER I DECLARATION MODIFICATION.

**NOW, THEREFORE, DECLARANT hereby declares:**

1. That the CLUSTER I DECLARATION as it applies to the PHASE 1 DECLARANT CLUSTER I PROPERTY is hereby modified as follows:



EXHIBIT A

PHASE 1 DECLARANT CLUSTER I PROPERTY

The PHASE 1 DECLARANT CLUSTER I PROPERTY that is subject to the modifications contained in the CLUSTER I DECLARATION MODIFICATION consists of the following MANORHOMES and MANORHOME LOTS:

<u>MANORHOME or MANORHOME LOT NUMBER</u>	<u>LOCATION</u>	<u>MONROE COUNTY PLOT BOOK / PAGE</u>
1 - 5, inclusive	WITNESS TREE CIRCLE	65 at 80
7 - 11, inclusive	WITNESS TREE CIRCLE	65 at 80
1, 2, 3, 8, 9, 15, 16, 17, 18, 19, 20	MEADOWSAGE COURT	65 at 80
1	DOGWOOD CIRCLE	65 at 81 and 70 at 138
1 - 8, inclusive	CABINSGLADE COURT	65 at 80 and 70 at 137

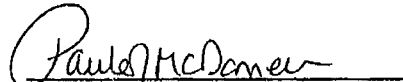
STROUD TOWNSHIP  
TAX PARCEL #s 17/112486; 17/112487; 17/112488; 17/112489; 17/112490  
17/112491; 17/112492; 17/112493; 17/112494; 17/112495  
17/112463; 17/112464; 17/112465; 17/112470; 17/112471  
17/112477; 17/112478; 17/112479; 17/112480; 17/112481; 17/112482  
17/113314  
17/112450; 17/112451; 17/112452; 17/112453  
17/112454; 17/112455; 17/112456; 17/112457

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MONROE :

On this, the 26<sup>th</sup> day of June, 2000, 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, 2004  
Member, Pennsylvania Association of Notaries

BK2080PG6717

RECORDER OF DEEDS  
MONROE COUNTY  
PENNSYLVANIA

INSTRUMENT NUMBER  
200022789

RECORDED ON  
Jun 28, 2000  
3:38:19 PM

RECORDING FEES	\$13.00
STATE WRIT TAX	\$0.50
COUNTY ARCHIVES FEE	\$1.00
ROD ARCHIVES FEE	\$1.00
TOTAL	\$15.50

- a. Section 1.2.11 as it applies to PHASE 1 DECLARANT CLUSTER I PROPERTY is hereby amended in its entirety to read as follows:

1.2.11 "YARD" refers to a front yard, rear yard or side yard. These are sometimes collectively referred to as "YARDS". The YARDS will be shown on the final "as built" plans for BLUE MOUNTAIN LAKE filed from time to time in the office of the Recorder of Deeds of Monroe County, Pennsylvania. Until and unless shown otherwise thereon, a PATIO HOME shall have YARDS which shall extend for a distance of ten (10') feet in all directions from the perimeter of its foundation. A MANORHOME which is not a PATIO HOME shall have YARDS extending for a distance of ten (10') feet to the front and rear of its foundation perimeter and ten (10') feet to any side which is not also the side dimension of another MANORHOME.

- b. Section 2.2.1 is hereby modified as it applies to PHASE 1 DECLARANT CLUSTER I PROPERTY by the deletion from the designation as CLUSTER I LIMITED COMMON AREAS those portions the CLUSTER I PROPERTY described in subsection 2.2.1 (c). It is the intention of this deletion that the ASSOCIATION shall have no obligation to maintain or provide for the maintenance of the following portions of the PHASE 1 DECLARANT CLUSTER I PROPERTY:

The exterior surfaces and materials of each Manorhome including all roofdecking, sheathing, siding, facia, soffits, trim boards, porches, decks, stoops, and all other visible surfaces and the coverings thereof including paint, shingles, etc.

2. That DECLARANT owns 100% of the interests in the Manorhome Lots in PHASE 1 DECLARANT CLUSTER I PROPERTY affected by the modifications set forth in Section 1 above and makes this modification as such owner and the DECLARANT.

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



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

*Helen Alcindore*