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

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

THIS SUPPLEMENTARY DECLARATION, is made as of this 11th day of October,
2001 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 10B 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 10B 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 10B PRD COMMON LANDS contained within the PHASE 10B PROPERTY.
4. BML desires that the PHASE 10B 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 10B 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 10B PROPERTY and that the PHASE 10B 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 10B PROPERTY.

BK 2106 PG 8883

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EXHIBIT "A"

Legal Description of PHASE 10B PROPERTY

PHASE 10B:

ALL THOSE CERTAIN tracts, parcels and lots of land situate in Stroud Township, Monroe County, Pennsylvania known as PHASE 10B, BLUE MOUNTAIN LAKE as shown on the plans therefor entitled "FINAL PLAN BLUE MOUNTAIN LAKE SUBDIVISION PHASE 10B" approved by the Board of Supervisors of Stroud Township as of 8/6/01 and to be filed of record in the Office of the Recorder of Deeds of Monroe County Pennsylvania immediately prior to the recording hereof.

MANORHOME SITE NUMBER(S)
1 THROUGH 21, INCLUSIVE
22 THROUGH 32, INCLUSIVE

STREET LOCATION
BLUSINGWOOD GROVE
ARCHERS MARK

RECORDER OF DEEDS
MONROE COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
200161186

RECORDED ON
Oct 19, 2001
1:58:49 PM

RECORDING FEES \$15.00
STATE WRIT TAX \$0.50
COUNTY ARCHIVES FEE \$1.00
ROD ARCHIVES FEE \$1.00
TOTAL \$17.50

EXHIBIT "B"

LEGAL DESCRIPTION OF PHASE 10B PRD COMMON
AREA TO BE CONVEYED TO ASSOCIATIONS

ALL OF THE FOLLOWING DESCRIBED portions of the PHASE 10B PROPERTY are to be conveyed to the ASSOCIATIONS:

All open space parcels, roads, utility and drainage facilities and easements shown on the PHASE 10B FINAL PLANS referenced in Exhibit "A" to this Supplementary Declaration to the full width of the boundary lines, rights of way or easements therefor.

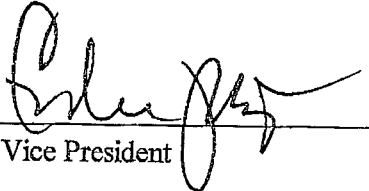
All real property shown on the PHASE 10B FINAL PLANS referenced in Exhibit "A" to this Supplementary Declaration that is situate outside the footprint of the Manorhomes constructed on the Manorhome Sites as the same are constructed or reconstructed from time to time hereafter.

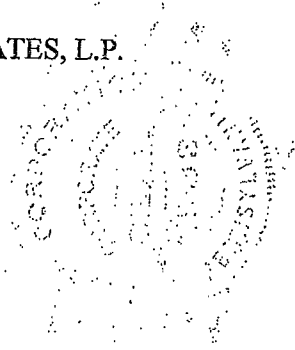
IN WITNESS WHEREOF, DECLARANT has caused this instrument to be executed as of the day and year first above written.

BLUE MOUNTAIN LAKE ASSOCIATES, L.P.

By: JLCGP, Corp.

Its Managing General Partner

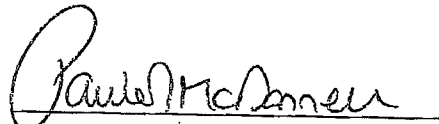
By: 
Vice President



COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONROE :

On this, the 10th day of October, 2001, 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, 2004
Member, Pennsylvania Association of Notaries



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

