

TAX CODE # PART OF 17/2/1/9

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2A

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

THIS CLUSTER II SUPPLEMENTARY DECLARATION is made and executed 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, and executed a Supplementary Declaration (hereinafter referred to as the "PHASE 7 SUPPLEMENTARY DECLARATION") dated of an even date herewith and intended to be recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania immediately prior to the recording of this CLUSTER II SUPPLEMENTARY DECLARATION, pursuant to which PHASE 7 SUPPLEMENTARY DECLARATION certain real property located in Stroud Township, Monroe County, Pennsylvania, as described in Exhibit "A" therein was subjected to the scheme of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and the jurisdiction of the ASSOCIATION extended to the PHASE 7 PROPERTY.

2. BML 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 the ESTATE LOTS were subjected to certain additional rights, easements, covenants, conditions, restrictions, affirmative obligations, charges and liens as contained therein.

3. The real property described in Exhibit "A" attached hereto and hereby made a part hereof (hereinafter referred to as the "PHASE 7 CLUSTER II PROPERTY") contains all of the ESTATE LOTS

RECORDER OF DEEDS
MONROE COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
199710216

RECORDED ON
Apr 22, 1997
4:13:49 PM

RECORDING FEES \$13.00
STATE WRIT TAX \$0.50
TOTAL \$13.50

EXHIBIT "A"

PHASE 7 CLUSTER II PROPERTY

ALL THOSE CERTAIN LOTS and parcels of land situate in Stroud Township, Monroe County, Pennsylvania more particularly set forth and described on the plans known and 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 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

In addition to the foregoing lots, there is a 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.

In addition to the foregoing lots, there is a 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.

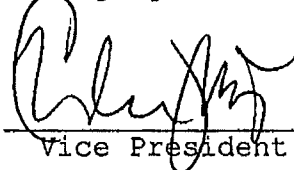
within the real property described in Exhibit "A" to the PHASE 7 SUPPLEMENTARY DECLARATION.

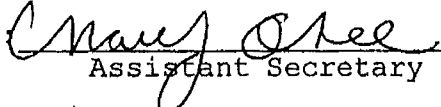
4. Pursuant to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and PHASE 7 SUPPLEMENTARY DECLARATION, DECLARANT desires to annex the PHASE 7 CLUSTER II PROPERTY to the provisions of the CLUSTER II DECLARATION as the same may be amended from time to time and thereby subject the PHASE 7 CLUSTER II PROPERTY to the additional rights, easements, covenants, conditions, restrictions, affirmative obligations, charges and liens set forth in the CLUSTER II DECLARATION.

NOW, THEREFORE, DECLARANT hereby declares that the PHASE 7 CLUSTER II PROPERTY is hereby annexed to, and shall be held, transferred, sold, conveyed, occupied and used, subject to the provisions of the CLUSTER II DECLARATION as the same may from time to time be amended.

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

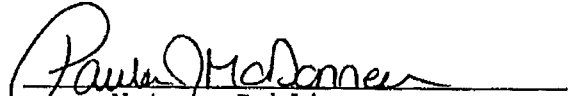
Attest 
Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA :

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 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, 2000
Member, Pennsylvania Association of Notaries



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

