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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 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, and executed a Supplementary Declaration (hereinafter referred to as the "PHASE 8 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 8 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 8 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 8 CLUSTER II PROPERTY") contains all of the ESTATE LOTS within the real property described in Exhibit "A" to the PHASE 8 SUPPLEMENTARY DECLARATION.

4. Pursuant to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and PHASE 8 SUPPLEMENTARY DECLARATION,


DECLARANT desires to annex the PHASE 8 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 8 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 8 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 JLCCP, Corp.  
Its Managing General Partner

By:   
Vice President

Attest   
Assistant Secretary

RECORDER OF DEEDS  
MONROE COUNTY  
PENNSYLVANIA  
INSTRUMENT NUMBER  
199617400  
RECORDED ON  
Jun 27, 1996  
3:16:07 PM  
RECORDING FEES \$13.00  
STATE WRIT TAX \$0.50  
TOTAL \$13.50

BK2026PG7659

EXHIBIT "A"

PHASE 8 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 8 - 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 in Plot Book Volume 68 at Page 126:

<u>ESTATE LOT NUMBER</u>	<u>STREET LOCATION</u>
95 through 106, inclusive	EASTSHORE DRIVE
132 through 143, inclusive	EASTSHORE DRIVE

In addition to the foregoing lots, there are 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" and which are are 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 :

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 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.

*Paula J. McDonnell*

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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DEC-SF-3.PH8: 6/29/00



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

*Dennis W. Decker*

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