

PART OF TAX ID NO. 17/2/1/9 and
PART OF TAX ID NO. 17/2/1/8 and
ALL OF TAX ID NO. 17/2/1/18.

19.50 6F
2N

**SUPPLEMENTARY DECLARATION OF RIGHTS, EASEMENTS
COVENANTS, CONDITIONS, AFFIRMATIVE OBLIGATIONS AND RESTRICTIONS
APPLYING THE PROVISIONS OF THE CLUSTER II DECLARATION
FOR BLUE MOUNTAIN LAKE PROPERTIES
TO PHASE 11 AND A PORTION OF PHASE 9 OF BLUE MOUNTAIN LAKE**

THIS CLUSTER II SUPPLEMENTARY DECLARATION is made and executed this 28th day of December, 2001, by BLUE MOUNTAIN LAKE ASSOCIATES, L.P., (hereinafter referred to as "BML" or "DECLARANT") a Pennsylvania Limited Partnership.

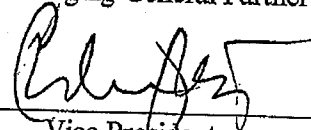
1. BML executed a Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable to BLUE MOUNTAIN LAKE PROPERTIES (hereinafter referred to as the "BLUE MOUNTAIN LAKE PROPERTIES DECLARATION"), dated May 11, 1993 and recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1890 at Page 1286, and executed a Supplementary Declaration (hereinafter referred to as the "PHASE 6, 9 & 11 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 6, 9 & 11 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 6 PROPERTY, PHASE 9 PROPERTY and PHASE 11 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 9 & 11 CLUSTER II PROPERTY") contains all of the ESTATE LOTS within the real property described in Exhibit "A" to the PHASE 6, 9 & 11 SUPPLEMENTARY DECLARATION.
4. Pursuant to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION and PHASE 6, 9 & 11 SUPPLEMENTARY DECLARATION, DECLARANT desires to annex the PHASE 9 & 11 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 9 & 11 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 9 & 11 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

RECORDED OF DEEDS
MONROE COUNTY
PENNSYLVANIA
INSTRUMENT NUMBER
200170750
RECORDED ON
Dec 31, 2001
11:19:17 AM
BOOK=REC/2111
PAGE=9133
Total Pages: 6
RECORDING FEES \$17.00
STATE WRIT TAX \$0.50
COUNTY ARCHIVES FEE \$1.00
RCD ARCHIVES FEE \$1.00
TOTAL \$19.50

EXHIBIT "A"

DESCRIPTION OF PHASE 9 & 11 CLUSTER II PROPERTY

PHASE 9 CLUSTER II PROPERTY:

All that certain parcel of land shown on a plan titled, "FINAL PLAN BLUE MOUNTAIN LAKE DEVELOPMENT PHASE 9 STROUD TWP., MONROE CO., PA." as prepared by Milnes Engineering and Surveyor of Record Frank J. Smith Jr. Inc. and being designated Drawing Number FP-1 approved by the Board of Supervisors of Stroud Township, Monroe County, Pennsylvania as of August 6, 2001 and recorded in the Office of The Recorder of Deeds of Monroe County in Plat Book 73 at Page 227 which parcel includes the following Lots:

ESTATE LOT NUMBERS

380 THROUGH 385, INCLUSIVE

386 THROUGH 390, INCLUSIVE

401 THROUGH 418, INCLUSIVE

STREET LOCATION

SOUTHSHORE MEADOWS

ANALOMINK POINT

ANALOMINK POINT

PHASE 11 CLUSTER II PROPERTY Is Described On The Continuation Of Exhibit "A" On The Following Page.

EXHIBIT "A" (Continued)

PHASE 11 CLUSTER II PROPERTY:

All that certain parcel of land shown on a plan titled, "FINAL PLAN BLUE MOUNTAIN LAKE DEVELOPMENT PHASE 11 STROUD AND SMITHFIELD TWPS., MONROE CO., PA." as prepared by Milnes Engineering and Surveyor of Record Frank J. Smith Jr. Inc. and being designated Drawing Number FP-1 and FP-2 approved by the Board of Supervisors of Stroud Township, Monroe County, Pennsylvania as of August 6, 2001 and approved by the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania as of December 11, 2001 and recorded in the Office of The Recorder of Deeds of Monroe County in Plat Book 73 at Pages 228 and 229 which parcel includes the following Lots:

<u>ESTATE LOT NUMBERS</u>	<u>STREET LOCATION</u>
700 THROUGH 703, INCLUSIVE	MARSH DRIVE
704 THROUGH 705, INCLUSIVE	REUNION RIDGE
706 THROUGH 709, INCLUSIVE	MARSH DRIVE
710 THROUGH 715, INCLUSIVE	RED TAIL COURT
716 THROUGH 725, INCLUSIVE	MOUNTAIN LAUREL DRIVE
726 THROUGH 729, INCLUSIVE	FERN COURT
730 THROUGH 738, INCLUSIVE	HOLLOW DRIVE
739 THROUGH 746, INCLUSIVE	HORSESHOE DRIVE
747 THROUGH 757, INCLUSIVE	HOLLOW DRIVE
758 THROUGH 768, INCLUSIVE	MOUNTAIN LAUREL DRIVE

There is specifically excluded from the PHASE 11 PROPERTY and excluded from and not to be made subject to the provisions of the BLUE MOUNTAIN LAKE PROPERTIES DECLARATION that parcel designated as LOT A as shown on the above referenced plans at Plat Book 73 at Page 228 which LOT A is to be conveyed without being made subject to or benefited by the RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, AFFIRMATIVE OBLIGATIONS AND RESTRICTIONS APPLICABLE TO BLUE MOUNTAIN LAKE.

EXHIBIT "B"

**DESCRIPTION OF PHASE 9 & 11 PRD COMMON
AREA TO BE CONVEYED TO ASSOCIATIONS**

PHASE 9 PRD COMMON AREA TO BE CONVEYED TO ASSOCIATION

ALL OF THE FOLLOWING DESCRIBED portions of the PHASE 9 PROPERTY are to be conveyed to the ASSOCIATION or others as appropriate as Declarant shall determine:

All Open Space parcels, roads, utility and drainage facilities and easements, including but not limited to the Drainage Easements and Detention Pond Area and Detention Pond Easements, shown on the PHASE 9 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 9 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 and outside the boundary lines of the ESTATE LOTS referenced in Exhibit "A" to this Supplementary Declaration.

PHASE 11 PRD COMMON AREA TO BE CONVEYED TO ASSOCIATION

ALL OF THE FOLLOWING DESCRIBED portions of the PHASE 11 PROPERTY are to be conveyed to the ASSOCIATION or others as appropriate as Declarant shall determine:

All Open Space parcels, Open Space Walking Trail parcels, roads, utility and drainage facilities and easements shown on the PHASE 11 FINAL PLANS referenced in Exhibit "A" to this Supplementary Declaration to the full width of the boundary lines, rights of way or easements therefor.

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MONROE :

On this, the 28th day of December, 2001, 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, 2004
Member, Pennsylvania Association of Notaries



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

Heleen Kieckhefer

REC Book 2111 Page 9138

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