

AMENDMENT TO MASTER DEED AND BY-LAWS
OF THE HEMLOCK SECTION CONDOMINIUM,
VERNON TOWNSHIP, NEW JERSEY
TALL TIMBERS COMMUNITY

The Condominium Council of Hemlock Section Condominium, a part of the Tall Timbers Community, and the Tall Timbers Property Owners Association, hereby amend Section 11 of the Master Deed of the Hemlock Section Condominium, which deed was dated June 3, 1976 and recorded in the Sussex County Clerk's Office in Book 973 of Deeds for said County on page 57&c on June 3, 1976 as follows:

Paragraph 11 of the Master Deed is hereby amended to read as follows:

"11. The Declarant, the Tall Timbers Property Owners Association, the Council and the Administrator shall comply with all provisions of N.J.A.C. 8-22-1.1 et seq. relating to campgrounds. Thus from November 1 to April 1, the occupancy of any one (1) campsite shall be restricted to a period not to exceed twenty-one (21) days during any thirty (30) day period. Recreational vehicles when not in use may remain on the campsite. As a further means of insuring seasonal use and minimizing Condominium costs, the Tall Timbers Property Owners Association shall discontinue all water service to the campsites in the Condominium during said period of November 1st to April 1st, inclusive, of each year. Declarant shall, however, allow use of individual campsites consistent with the above cited provisions of the New Jersey Administrative Code and shall furnish water and toilet facilities at bath houses owned by Declarant during this period. This provision is a restrictive covenant binding upon all campsite owners. Provided, however, that if the laws of the State of New Jersey which are applicable to this provision shall be altered, changed, modified, or amended or new laws or regulations are enacted then this provision shall be deemed to and shall be automatically amended to conform to such enactment(s)."

The By-Laws of the Hemlock Section Property Owners Association, which are filed in the Sussex County Clerk's Office as Exhibit A-3 to the aforesaid Master Deed of Hemlock Section Condominium in Deed Book 973 for said County on page 57&c, are hereby amended as follows:

Article VIII Section 2 Paragraph Y is hereby amended to read as follows:

"Y. The Declarant, the Tall Timbers Property Owners Association, the Council and the Administrator shall comply with all provisions of N.J.A.C. 8-22-1.1 et seq. relating to campgrounds. Thus from November 1 to April 1, the occupancy of any one (1) campsite shall be restricted to a period not to exceed twenty-one (21) days during any thirty (30) day period. Recreational vehicles when not in use may remain on the campsite. As a further means of insuring seasonal use and minimizing Condominium costs, the Tall Timbers Property Owners Association shall discontinue all water service to the campsites in the Condominium during said period of November 1st to April 1st, inclusive, of each year. Declarant shall, however, allow use of individual campsites consistent with the above cited provisions of the New Jersey Administrative Code and shall furnish water and toilet facilities at bath houses owned by Declarant during this period. This provision is a restrictive covenant binding upon all campsite owners. Provided, however, that if the laws of the State of New Jersey which are applicable to this provision shall be altered, changed, modified, or amended or new laws or regulations are enacted then this provision shall be deemed to and shall be automatically amended to conform to such enactment(s)."

This amendment has been enacted in accordance with the provisions of the aforesaid Master Deed and By-Laws, and Tall Timbers, Inc. hereby ratifies the amendment.

HEMLOCK SECTION CONDOMINIUM

By: Shane R. R.
President

ATTEST

Judy Pello Russo
Secretary

TALL TIMBERS PROPERTY OWNERS
ASSOCIATION, A New Jersey
Corporation.

ATTEST

Joan O. Cohen By: Louise Tropp
Secretary President

TALL TIMBERS, INC.

By: John J. Schneider
John J. Schneider, President

ATTEST

Joseph A. Galanis
Joseph A. Galanis,
Secretary

STATE OF NEW JERSEY:

COUNTY OF SUSSEX: §

BE IT REMEMBERED, that on July 7, 1981, before me, the subscriber, Nancy Lee Galanis, personally appeared Judy Pello Russo who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of Hemlock Section Condominium, the unincorporated Association named in the within Instrument; that Sherie Freed is the President of said Association; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Association; that deponent well knows the corporate seal of said Association; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Association, in the presence of deponent, who thereupon subscribed name thereto as attesting witness.

Sworn to and subscribed before me, the date aforesaid.

Judy Pello Russo
Secretary

Nancy Lee Galanis
NANCY LEE GALANIS

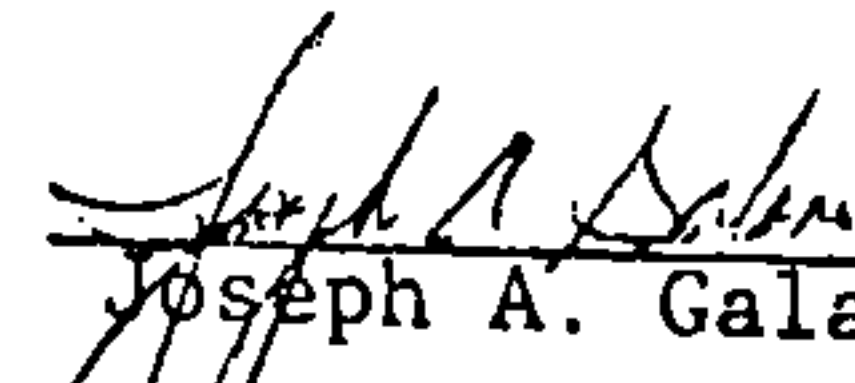
My Commission Expires June 25, 1984
STATE OF NEW JERSEY: §

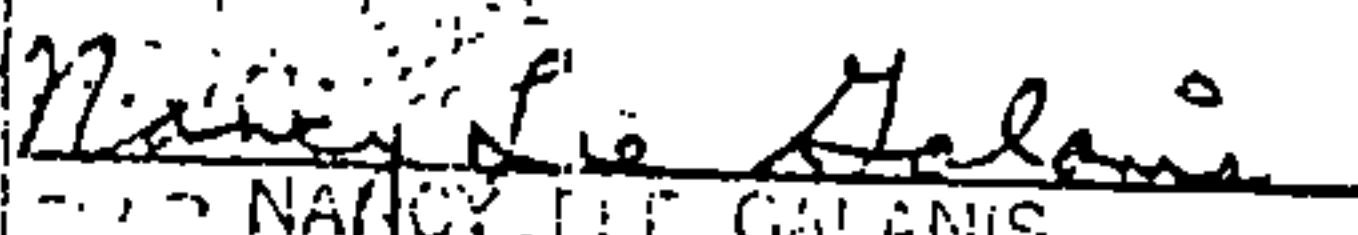
COUNTY OF SUSSEX:

BE IT REMEMBERED, that on June 28, 1981, before me, the subscriber, Nancy Lee Galanis, personally appeared Joseph A. Galanis, who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the Secretary of Tall Timbers, Inc., the Corporation named in the within Instrument; that John J. Schneider is the President of said Corporation; that

the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said John J. Schneider, President, as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Sworn to and subscribed before me, the date aforesaid.


Joseph A. Galanis, Secretary


NANCY LEE GALANIS
My Commission Expires June 25, 1984

STATE OF NEW JERSEY:
§
COUNTY OF SUSSEX:

BE IT REMEMBERED, that on June 30, , 1981, before me, the subscriber, Judith A. Regan , personally appeared Joan Cohen , who being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of the Tall Timbers Property Owners, a New Jersey Corporation, the Corporation named in the within Instrument; that Louise Tropp is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in the presence of deponent, who

thereupon subscribed

name thereto as attesting witness.

Sworn to and subscribed
before me, the date
aforesaid.

Juan O. Chen
Secretary

Judith A. Regan

JUDITH A. REGAN
Notary Public of New Jersey
MY COMMISSION EXPIRES NOVEMBER 5, 1985

Prepared by Robert T. Morgenstern, Esq.
Dolan and Dolan, P.A.

REC'D & RECORDED
81 JUL 10 P 3:12
HELEN C. ACKERMAN
SUSSEX COUNTY CLERK'S
OFFICE-NEWTON, N. J.

Charge - Rec Tall Timber

Return - Dolan + Dolan