

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

The Condominium Council of Spruce 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 Spruce Section Condominium, which deed was dated July 11, 1975 and recorded in the Sussex County Clerk's Office in Book 959 of Deeds for said County on page 897 on July 18, 1975 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 Spruce Section Property Owners Association, which are filed in the Sussex County Clerk's Office as Exhibit A-3 to the aforesaid Master Deed of Spruce Section Condominium in Deed Book 959 for said County on page 897&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. 8-22-11 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.

SPRUCE SECTION CONDOMINIUM

By: Thomas Palmason  
President

ATTEST  
Anna R. Scarpato  
Secretary

TALL TIMBERS PROPERTY OWNERS ASSOCIATION, A New Jersey Corporation.

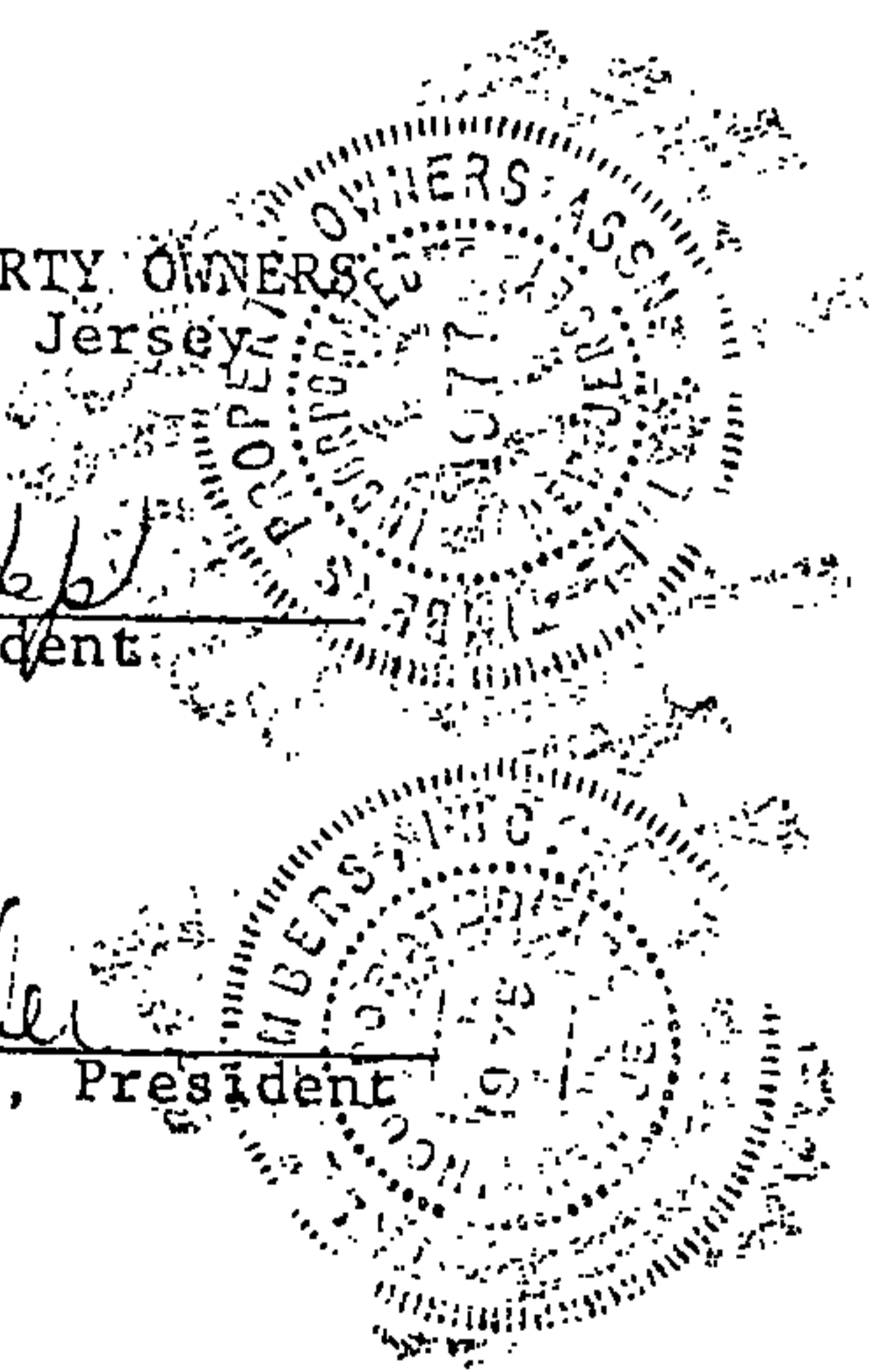
By: Louis Tropp  
President

ATTEST  
Jon D. Cohen  
Secretary

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 June 28 , 1981,  
before me, the subscriber, Judith A. Regan  
, personally appeared Amalia Scarpato  
, who, being by me duly sworn on her oath, deposes and  
makes proof to my satisfaction, that she is the Secretary of  
Spruce Section Condominium, the unincorporated Association  
named in the within Instrument; that Thomas Palmasano  
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 her name thereto as attesting witness.

Sworn to and subscribed  
before me, the date aforesaid.

*Amalia R Scarpato*  
Secretary

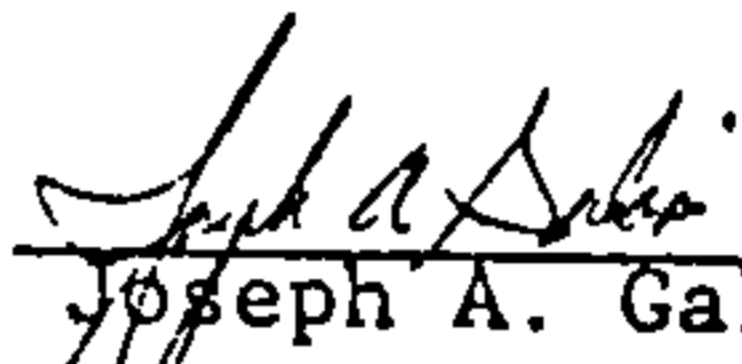
*Judith A. Regan*

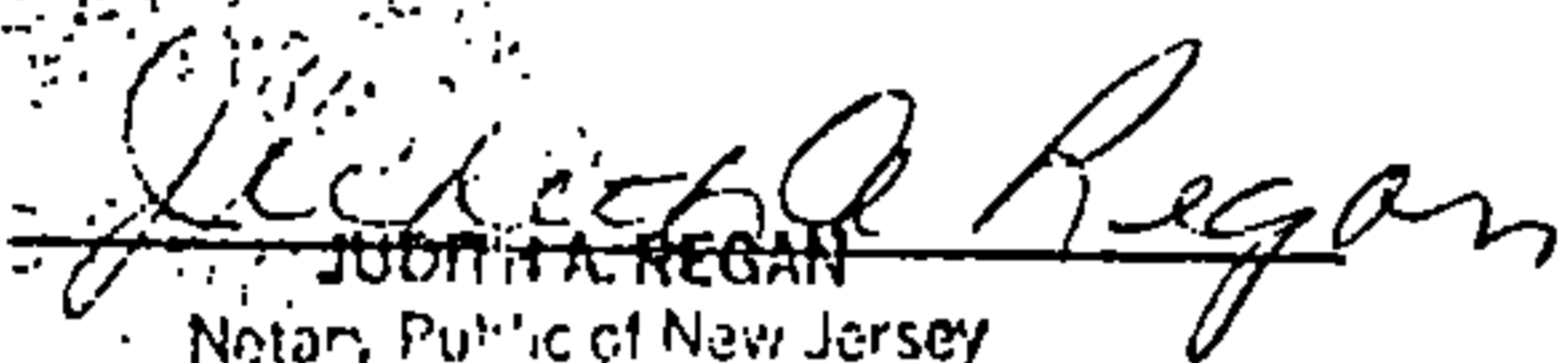
JUDITH A. REGAN  
Notary Public of New Jersey  
COMMISSION EXPIRES NOVEMBER 5 1985  
STATE OF NEW JERSEY:  
COUNTY OF SUSSEX: §

BE IT REMEMBERED, that on June 28 , 1981,  
before me, the subscriber, Judith A. Regan:  
, 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

  
JUDITH A. REGAN

Notary Public of New Jersey  
MY COMMISSION EXPIRES NOVEMBER 5 1985  
STATE OF NEW JERSEY:

§  
COUNTY OF SUSSEX:

BE IT REMEMBERED, that on June 28 , 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 her name thereto as attesting witness.

Sworn to and subscribed  
before me, the date  
aforesaid.

*Jean O Cohen*  
Secretary

*Judith A. Regan*

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

NEW JERSEY

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

HELENE ACKERMAN  
SUSSEX COUNTY CLERK'S  
OFFICE - NEWTON, N. J.

REC'D & RECORDED  
81 JUN 10 P 3:11

*Charge Rec - Tall Timber*

*Return to Dolan & Dolan*