

0004291

PREPARED BY:

Nelson C. Johnson
NELSON C. JOHNSON, ESQUIRE

AMENDMENT TO MASTER DEED

FIRST AMENDMENT TO THE MASTER DEED AND
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

BLUE HERON PINES HOMEOWNER'S ASSOCIATION, INC.

BY

OLE HANSEN & SONS, INC.
AND BLUE HERON PINES DEVELOPMENT COMPANY, L.L.C.

Dated: January 2, 1996

RECORD AND RETURN TO:

Nelson C. Johnson, Esquire
Ranere Estates
219 N. White Horse Pike
PO Box 1233
Hammonton, NJ 08037

DB5925P129

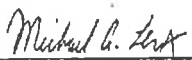
On August 2, 1995 the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Blue Heron Pines Homeowner's Association, Inc. were filed with the Atlantic County Clerk's Office by Ole Hansen & Sons, Inc. and Blue Heron Pines Development Company, L.L.C. Said Master Deed for the Blue Heron Pines Planned Residential Development is filed with the Atlantic County Clerk's Office at Deed Book 5839, Pages 1 thru 118. The real property affected by the original Master Deed is described at pages 74-75 of Deed Book 5839. Upon the filing of this First Amendment to the Master Deed, the real property encumbered by the Declaration of Covenants, Conditions and Restrictions for the Blue Heron Pines Homeowner's Association is hereby increased to include Lots 3.02 thru 3.26 of Block 452.01 on the Tax Map of Galloway Township, New Jersey.

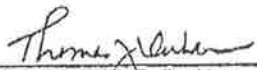
Attached hereto as *Schedule A* of this First Amendment to the Master Deed is a legal description prepared by Adams, Rehmann & Heggan dated September 13, 1995. The property described therein is "Phase 2A of the Final Plan for the Blue Heron Pines Planned Residential Development". This amendment to the Master Deed is a supplement to "Exhibit 2" of the Declaration of Covenants, Conditions and Restrictions for the Blue Heron Pines Homeowner's Association, Inc. which appears at Page 73 of Deed Book 5839. With the filing of the legal description contained in *Schedule A* attached hereto, the real property described therein shall be encumbered by all of the terms and conditions of the original Master Deed, in particular, the Declaration of Covenants at Deed Book 5839, Pages 3 thru 59.

IN WITNESS WHEREOF the undersigned have caused this Instrument to be executed on this 1st day of February, 1996.

ATTEST:

OLE HANSEN & SONS, INC.
A New Jersey Corporation

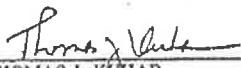

MICHAEL A. LENTZ,
Secretary


THOMAS J. KUCHAR, President

ATTEST:

BLUE HERON PINES DEVELOPMENT
COMPANY, L.L.C.


MICHAEL A. LENTZ,
Manager of Finance


THOMAS J. KUCHAR,
Chief Operating Manager

DB5925P130

STATE OF NEW JERSEY :
:ss
COUNTY OF ATLANTIC :

BE IT REMEMBERED that on this 1st day of February, 1996, MICHAEL A. LENTZ personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) he is the Secretary of OLE HANSEN & SONS, INC., the corporation named in the attached document;
 - (b) he is the attesting witness to the signing of the document by the proper corporate officer, Thomas J. Kuhar, who is the President of the corporation;
 - (c) the document was signed and delivered by the corporation as its voluntary act;
 - (d) he knows the proper seal of the corporation which was affixed to the document;
- and
- (e) he signed this proof to attest to the truth of these facts.


MICHAEL A. LENTZ, Secretary

Sworn to and subscribed
before me this 1st day
of February, 1996.


Notary Public

MARLYN C. LANON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 28, 1998

DB5925P.131

STATE OF NEW JERSEY :
:SS
COUNTY OF ATLANTIC :

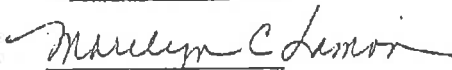
BE IT REMEMBERED that on this 1st day of February, 1996, MICHAEL A. LENTZ, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) he is the Manager of Finance of Blue Heron Pines Development Company, L.L.C., the limited liability corporation named in the attached document;
 - (b) he is the attesting witness to the signing of the document by the proper corporate officer, Thomas J. Kuhar, who is the Chief Operating Manager of the corporation;
 - (c) the document was signed and delivered by the corporation as its voluntary act;
 - (d) he knows the proper seal of the corporation which was affixed to the document;
- and
- (e) he signed this proof to attest to the truth of these facts.



MICHAEL A. LENTZ,
Manager of Finance

Sworn to and subscribed
before me this 1st day
of February, 1996.



Notary Public

MYRLYN C. LAMON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 26, 1997

085925P132



adams, rehmann & heggan
associates inc.

reply to
hammorton

LOTS 3.02 THROUGH 3.26 BLOCK 452.01

All That Certain Tract or Parcel of land situate in the Township of Galloway, County of Atlantic and State of New Jersey as shown on a plan entitled "Final Plan Country Club at Galloway Phase 2A" prepared by Adams, Rehmann & Heggan Associates, Inc., dated July 21, 1991, latest revision 9/10/95, filed or about to be filed in the County Clerk's office, being more particularly described as follows:

BEGINNING at a point in the curved northerly line of Country Club Drive (60.00 feet wide) where the same is intersected by the division between Lot 3.02 and Lot 2, Block 452.01 and from said point runs; thence

1. Along the said division line, North 39 degrees 08 minutes 29 seconds East a distance of 100.00 feet to a point; thence
2. North 53 degrees 35 minutes 40 seconds West a distance of 72.61 feet to a point; thence
3. North 59 degrees 04 minutes 01 seconds West a distance of 72.61 feet to a point; thence
4. North 64 degrees 32 minutes 22 seconds West a distance of 72.61 feet to a point; thence
5. North 68 degrees 28 minutes 23 seconds West a distance of 66.94 feet to a point; thence
6. North 68 degrees 39 minutes 51 seconds West a distance of 141.92 feet to a point; thence
7. North 70 degrees 17 minutes 38 seconds West a distance of 67.33 feet to a point; thence
8. North 74 degrees 25 minutes 47 seconds West a distance of 67.77 feet to a point; thence
9. North 78 degrees 36 minutes 22 seconds West a distance of 67.77 feet to a point; thence
10. North 82 degrees 46 minutes 57 seconds West a distance of 67.77 feet to a point; thence
11. North 87 degrees 03 minutes 41 seconds West a distance of 71.10 feet to a point; thence
12. South 88 degrees 33 minutes 25 seconds West a distance of 71.10 feet to a point; thence
13. South 84 degrees 10 minutes 32 seconds West a distance of 71.10 feet to a point; thence

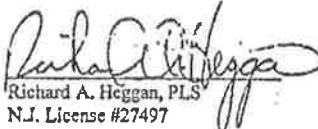
850 south white horse pike, po box 579, hammorton, nj 08037-2019
B-a south gold drive, hamilton, nj 08691-4199

609-561-0482 fax 609-567-8909
609-587-3433 fax 609-587-5405

SCHEDULE A DB5925P133

14. South 79 degrees 58 minutes 55 seconds West a distance of 69.45 feet to a point; thence
15. South 78 degrees 47 minutes 19 seconds West a distance of 585.00 feet to a point; thence
16. South 78 degrees 54 minutes 45 seconds West a distance of 64.18 feet to a point; thence
17. South 82 degrees 40 minutes 04 seconds West a distance of 33.16 feet to a point; thence
18. Along the division line between Lot 3.01 and 3.25 in Block 452.01, South 83 degrees 51 minutes 39 seconds West a distance of 30 feet to a point; thence
19. Along the same South 06 degrees 11 minutes 45 seconds East a distance of 100 feet to the aforesaid northerly line of Country Club Drive; thence
20. Along the said northerly line, North 83 degrees 51 minutes 39 seconds East a distance of 40.56 feet to a point of curve; thence
21. Along the same, curving to the left with a radius of 470 feet an arc distance of 41.61 feet to a point of tangent; thence
22. Along the same, North 78 degrees 47 minutes 19 seconds East a distance of 656.61 feet to a point of curve; thence
23. Along the same, curving to the right with a radius of 830 feet an arc distance of 471.49 feet to a point of tangent; thence
24. Along the same South 68 degrees 39 minutes 51 seconds East a distance of 198.08 feet to a point of curve; thence
25. Along the same, curving to the right with a radius of 660.53 feet an arc distance of 205.28 feet to the point and place of BEGINNING.

Date: September 13, 1995


Richard A. Heggan, PLS
N.J. License #27497

x:\Merroom\5030667\eng\cor\102.doc

DB5925P134

RECORDED
ATLANTA COUNTY
896 FEB -8 AM 11:12
Lori Mooney
COUNTY CLERK

In compliance with statute I have presented
an abstract of the within to all assessors of
the taxing district therein mentioned.

LORI MOONEY, Clerk

0004291

al

Amendment to a
Master Deed

Blue Heron Pines

+

Ole Hansen & Sons,

Inc.

DB5925P135

(Record in Deeds & Note)

5839-1

Pat Nelson Johnson

(6)