




V.S.A

Instr# 91895
Recorded/Filed LH
05/26/2000 11:14

MICHAEL J. GARVIN
Atlantic County Clerk
BLU

PREPARED BY:


NELSON C. JOHNSON, ESQUIRE

AMENDMENT TO MASTER DEED

**SECOND AMENDMENT TO THE MASTER DEED AND
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
BLUE HERON PINES HOMEOWNERS' ASSOCIATION, INC.**

BY

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

Dated: December 30, 1999

RECORD AND RETURN TO:

EASTERN TITLE AGENCY, INC.
1 INDUSTRIAL WAY W. BLDG. D
P.O. BOX 338
EATONTOWN, NEW JERSEY 07724
(732) 389-0009 • FAX 389-9023

086697P053

On August 2, 1995 the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Blue Heron Pines Homeowners' 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. On February 8, 1996 a First Amendment to the Master Deed was filed increasing the real property encumbered to include Lots 3.02 thru 3.26 of Block 452.01 on the Tax Map of Galloway Township, New Jersey. Said First Amendment to the Master Deed was filed with the Atlantic County Clerk's Office at Deed Book 5925, page 129 thru 134. Upon the filing of this Second Amendment to the Master Deed, the real property encumbered by the Declaration of Covenants, Conditions and Restrictions for the Blue Heron Pines Homeowners' Association is hereby increased to include Block 452.02, Lots 4.02 thru 4.27; Block 452.03, Lots 3.02 thru 3.07; and Block 452.03, Lots 3.08 thru 3.22 on the Tax Map of Galloway Township, New Jersey.

Attached hereto as *Schedule A* of this Second Amendment to the Master Deed are legal descriptions prepared by Adams, Rehmman & Heggan dated February 6, 1996. The property described therein is "Phase 2B 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 Homeowners' 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 herein 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 30th day of December, 1999.

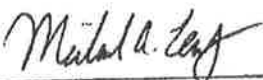
ATTEST:


THOMAS D PARENTE
Secretary


OLE HANSEN & SONS, INC.
A New Jersey Corporation


THOMAS J. KUHAR
President

ATTEST:


MICHAEL A. LENTZ
Manager of Finance


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


THOMAS J. KUHAR
Chief Operating Manager

STATE OF NEW JERSEY :
: SS.
COUNTY OF ATLANTIC :

BE IT REMEMBERED that on this 30th day of December, 1999, THOMAS D PARENTE, personally came before me and this person acknowledged under oath, to my satisfaction, that:

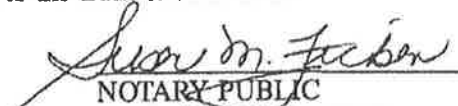
- (a) he is the Secretary of Ole Hansen & Sons, Inc., the corporation named in the attached document;
- (b) he is the attesting witness to the signing of the document by the proper corporate officer, Thomas J. Kuhar, who is the President of the Corporation;
- (c) the document was signed and delivered 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.


NOTARY PUBLIC
SUSAN M. FICKEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 3, 2004

STATE OF NEW JERSEY :
: SS.
COUNTY OF ATLANTIC :

BE IT REMEMBERED that on this 30th day of December, 1999, MICHAEL A. LENTZ, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (f) he is the Manager of Finance of Blue Heron Pines Development Company, L.L.C., the limited liability company named in the attached document;
- (g) 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 limited liability company;
- (h) the document was signed and delivered by the corporation as its voluntary act;
- (i) he knows the proper seal of the corporation which was affixed to the document; and
- (j) he signed this proof to attest to the truth of these facts.


NOTARY PUBLIC
SUSAN M. FICKEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 3, 2004



adams, rehmman & heggan
associates inc.

*reply to
hammonton*

DESCRIPTION OF PROPERTY
LOT 4.02 THROUGH LOT 4.27, BLOCK 452.02

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 2B" prepared by Adams, Rehmann & Heggan Associates, Inc., dated July 23, 1991, latest revision January 29, 1996, filed or about to be filed in the County Clerk's office, being more particularly described as follows:

BEGINNING at a point where the division line between Lot 4.27, Block 452.02 and Lot 4.01, Block 452.02 intersects the southerly line of Country Club Drive (60' wide) and from said beginning point runs; thence

1. Along said division line South 06 degrees 08 minutes 21 seconds East 150.00 feet to an angle point in the same; thence
2. Along the same extended South 83 degrees 51 minutes 39 seconds West 540.00 feet to a point; thence
3. South 84 degrees 44 minutes 35 seconds West 66.34 feet to a point; thence
4. South 89 degrees 42 minutes 37 seconds West 71.77 feet to a point; thence
5. North 84 degrees 39 minutes 14 seconds West 71.77 feet to a point; thence
6. North 79 degrees 01 minutes 06 seconds West 71.77 feet to a point; thence
7. North 73 degrees 22 minutes 57 seconds West 71.77 feet to a point; thence
8. North 67 degrees 44 minutes 49 seconds West 71.77 feet to a point; thence
9. North 62 degrees 06 minutes 41 seconds West 71.77 feet to a point; thence
10. North 56 degrees 28 minutes 32 seconds West 71.77 feet to a point; thence
11. North 50 degrees 50 minutes 51 seconds West 71.59 feet to a point; thence
12. North 48 degrees 05 minutes 34 seconds West 480.00 feet to an angle point in the division line between Lot 4.02 and Lot 4.01; thence

SCHEDULE A

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

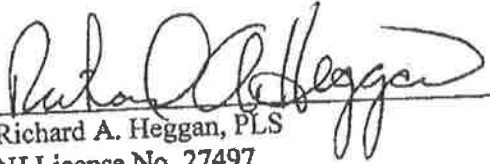
609-561-0482
609-587-3433

fax 609-567-8909
fax 609-587-5405

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13. Along the same North 41 degrees 54 minutes 26 seconds East 150.00 feet to a point in the southwesterly line of Country Club Drive; thence
14. Along said line of Country Club Drive South 48 degrees 05 minutes 34 seconds East 480.71 feet to a point of curvature in the same; thence
15. Along the same and along a curve to the left having a radius of 580.00 feet an arc distance of 486.37 feet to a point of tangency in the same; thence
16. Along the same North 83 degrees 51 minutes 39 seconds East 567.72 feet to the point and place of BEGINNING.

Date: 2/06/96


Richard A. Heggan, PLS
NJ License No. 27497

PAS/gmr
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adams, rehmman & heggan
associates inc.

*reply to
hammorton*

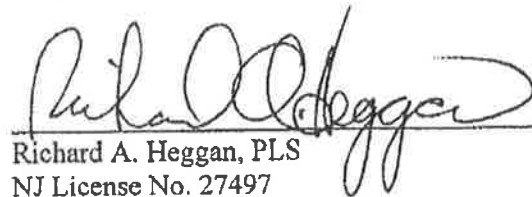
DESCRIPTION OF PROPERTY
BLOCK, 452.03 LOTS 3.02 THROUGH 3.07

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 2B" prepared by Adams, Rehmann & Heggan Associates, Inc., dated July 23, 1991, latest revision January 29, 1996, filed or about to be filed in the County Clerk's office, being more particularly described as follows:

BEGINNING at a point where the division line between Lot 3.02, Block 452.03 and Lot 3.01, Block 452.01 intersects the Northerly line of Country Club Drive (60' wide) and from said beginning point runs; thence

1. Along said line of Country Club Drive South 83 degrees 51 minutes 39 seconds West 390.00 feet to a point in the division line between Lot 3.07 and Lot 3.01; thence
2. Along said division line North 06 degrees 08 minutes 21 seconds West 150.00 feet to an angle point in the same; thence
3. Along the same North 83 degrees 51 minutes 39 seconds East 354.23 feet to a point in the division line between Lot 3.02, Block 452.03 and Lot 3.01, Block 452.01; thence
4. Along said division line South 41 degrees 43 minutes 05 seconds East 61.48 feet to an angle point in the same; thence
5. Along the same South 06 degrees 08 minutes 21 seconds East 100.00 feet to the point and place of BEGINNING.

Date: 2/06/96


Richard A. Heggan, PLS
NJ License No. 27497

PAS/gmr
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adams, rehmman & heggan
associates inc.

reply to
hammorton

DESCRIPTION OF PROPERTY
LOTS 3.08 THROUGH 3.22, BLOCK 452.03

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 2B" prepared by Adams, Rehmann & Heggan Associates, Inc., dated July 23, 1991, latest revision January 29, 1996, filed or about to be filed in the County Clerk's office, being more particularly described as follows:

BEGINNING at a point where the division line between Lot 3.08, Block 452.03 and Lot 3.01, Block 452.03 intersects the northerly line of Country Club Drive (60' wide) and from said beginning point runs; thence

1. Along said line of Country Club Drive South 83 degrees 51 minutes 39 seconds West 99.23 feet to a point of curvature in the same; thence
2. Along the same and along a curve to the right having a radius of 520.00 feet an arc distance of 436.06 feet to a point of tangency in the same; thence
3. Along the same North 48 degrees 05 minutes 34 seconds West 480.71 feet to a point in the division line between Lot 3.22 and Lot 3.01; thence
4. Along said division line North 41 degrees 54 minutes 26 seconds East 150.00 feet to an angle point in the same; thence
5. Along the same South 48 degrees 05 minutes 34 seconds East 455.00 feet to a point; thence
6. South 49 degrees 28 minutes 49 seconds East 57.92 feet to a point; thence
7. South 56 degrees 59 minutes 40 seconds East 50.48 feet to a point; thence
8. South 64 degrees 49 minutes 03 seconds East 50.48 feet to a point; thence
9. South 72 degrees 38 minutes 26 seconds East 50.48 feet to a point; thence
10. South 80 degrees 27 minutes 49 seconds East 50.48 feet to a point; thence
11. South 88 degrees 17 minutes 12 seconds East 50.48 feet to a point; thence
12. North 84 degrees 42 minutes 03 seconds East 59.67 feet to a point; thence

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

609-561-0482
609-587-3433

fax 609-567-8909
fax 609-587-5405

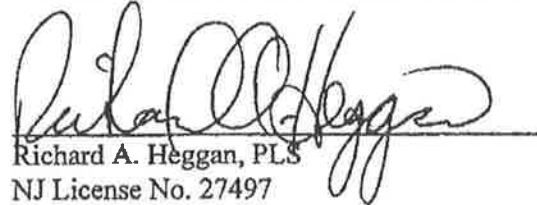
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13. North 83 degrees 51 minutes 39 seconds East 65.00 feet to an angle point in the division line between Lot 3.08 and Lot 3.01; thence

14. Along said division line South 06 degrees 08 minutes 21 seconds East 150.00 feet to the point and place of BEGINNING.

Date:

2/06/96


Richard A. Heggan, PLS
NJ License No. 27497

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