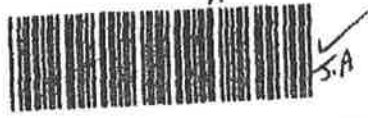


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MICHAEL J. GARVIN
Atlantic County Clerk
OLE

PREPARED BY:


NELSON C. JOHNSON, ESQUIRE

AMENDMENT TO MASTER DEED 5838-1

**THIRD 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: June 30, 2000

~~RECORD AND RETURN TO:~~

Nelson C. Johnson, Esquire
Ranere Estates
219 N. White Horse Pike
P.O. Box 1233
Hammonton, New Jersey 08037

086743P083

On August 3, 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 120. The real property encumbered by the original Master Deed is described at pages 60-75 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 135. Thereafter, a Second Amendment to the Master Deed was executed whereby the Declaration of Covenants, Conditions and Restrictions for Blue Heron Pines Homeowners' Association was extended and increased to encumber the following described properties to wit 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, and recorded on May 26, 2000 with the Atlantic County Clerk's Office in Deed Book 6697, page 53 thru 61. Thereafter, a Corrected Second Amendment to the Master Deed was executed correcting typographical errors thereto and recorded simultaneously herewith.

Upon the filing of this Third Amendment to the Master Deed, the real property described in *Schedule A* attached hereto, which was encumbered by the original filing made on August 3, 1995 is hereby deleted, removed and no longer encumbered by the Master Deed and Declaration of Covenants, Conditions and Restrictions for the Blue Heron Pines Homeowners' Association, Inc., as amended. Attached hereto as to *Schedule A* of this Third Amendment to the Master Deed is a legal description prepared by Adams, Rehmann & Heggan dated November 30, 1999. The property described therein is Block 452.02, Lot 4.01 on the Tax Map of Galloway Township. Said property has been sold by Ole Hansen & Sons, Inc. to Galloway Apartments, L.P. on even date herewith.


Ole Hansen & Sons, Inc. is the lawful owner and successor in interest to Blue Heron Pines Development Co., L.L.C., which limited liability company ceased to exist on December 31, 1999. Thereafter, all lawful rights and obligations of Blue Heron Pines Development Co., L.L.C. were assumed by Ole Hansen & Sons, Inc. Ole Hansen & Sons, Inc. has not relinquished control of the Blue Heron Pines Homeowners' Association as contemplated by the terms and provisions of the above-referenced Master Deed. No other person or entity is required to join in or execute this instrument and Ole Hansen & Sons, Inc. is executing this instrument pursuant to the provisions of Section 15.02 of said Master Deed. With the execution of this Third Amendment to the Master Deed by the corporate officers of Ole Hansen & Sons, Inc., the property described in *Schedule A* is no longer encumbered by the Blue Heron Pines Master Deed recorded with the Atlantic County Clerk's office on August 3, 1995 at Deed Book 5839, pages 1 thru 120.

IN WITNESS WHEREOF the undersigned have caused this instrument to be executed on this 30 day of June, 2000.

ATTEST:

OLE HANSEN & SONS, INC.
A New Jersey Corporation


THOMAS J. PARENTE
Secretary


THOMAS J. KUHAR
President

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

BE IT REMEMBERED that on this 30th day of June, 2000, THOMAS J. 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.

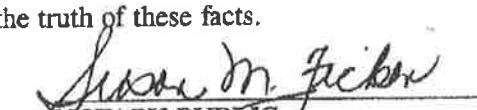

NOTARY PUBLIC
SUSAN M. FICKEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 3, 2004

EXHIBIT "A"

ALL THAT CERTAIN lot, tract, or parcel of land and premises situate in the Township of Galloway, County of Atlantic, and State of New Jersey, bounded and described as follows:

BEGINNING at a point where the Southwesterly line of Country Club Drive (50 feet wide) intersects the Southeasterly line of Bally Bunion Drive (70 feet wide) said point being a corner to Lot 4.01 in Block 452.02 as shown on a plan entitled " Realignment of Lot Lines on Plan Country Club at Galloway-Lots 1, 2, 4.01 and 5" in Block 452.02 by Adams, Rehmann & Heggan Associates Inc., latest revision January 20, 2000 and filed as Map No. 3221 described as follows; thence.

1. Along the dividing line between Lots 4.01 and 4.29 in Block 452.02 South 73 degrees 34 minutes 39 seconds West, a distance of 120.95 feet to a point; thence
2. Along the dividing line between Lots 4.01 and 4.29 in Block 452.02 South 25 degrees 53 minutes 06 seconds East a distance of 5.80 feet to a point said point being a corner common to Lots 4.01 and 5 in Block 452.02; thence
3. Along the dividing line between Lot 4.01 and 5 in Block 452.02 South 80 degrees 19 minutes 12 seconds West, a distance of 112.67 feet to a point being a corner to the same; thence
4. Along the said dividing line, South 64 degrees 02 minutes 19 seconds West, a distance of 560.78 feet to a point; thence
5. Along the said dividing line South 27 degrees 29 minutes 52 seconds West, a distance of 135.20 feet to a point; thence
6. Along the same South 80 degrees 46 minutes 40 seconds West a distance of 309.14 feet to a point; thence
7. Along the same, North 48 degrees 34 minutes 43 seconds West, a distance of 528.85 feet to a point; thence
8. Along the same North 52 degrees 30 minutes 10 seconds West, a distance of 355.88 feet to a point; thence
9. Along the same North 57 degrees 39 minutes 45 seconds West a distance of 370.78 feet to a point; thence
10. North 36 degrees 46 minutes 58 seconds West a distance of 101.98 feet to a point said point being a corner in the dividing line between Lots 4.28 and 4.01 in Block 452.02; thence
11. Along the dividing line between Lots 4.28 and 4.01 in Block 452.02 North 41 degrees 54 minutes 26 seconds East a distance of 246.20 feet to a point said point being a corner to Lots 4.28 and 4.01 in Block 452.02 and being in the line of Lot 2 in Block 452.02; thence
12. Along the dividing line between Lots 2 and 4.01 in Block 452.02 South 37 degrees 00 minutes 28 seconds East a distance of 103.76 feet to a point; thence
13. Along the same, South 73 degrees 17 minutes 39 seconds East a distance of 126.02 feet to a point; thence
14. Along the same North 67 degrees 09 minutes 08 seconds East a distance of 109.66 feet to a point; thence
15. Along the same North 15 degrees 51 minutes 02 seconds East a distance of 211.63 feet to a point; thence
16. Along the same North 44 degrees 51 minutes 02 seconds East a distance of 240 feet to a point; thence
17. Along the same North 67 degrees 51 minutes 02 seconds East, a distance of 215 feet to a point; thence

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EXHIBIT A

18. Along the same North 79 degrees 51 minutes 02 seconds East a distance of 320 feet to a point; thence
19. Along the same North 84 degrees 19 minutes 26 seconds East a distance of 186.71 feet to a point; thence
20. Along the same South 24 degrees 11 minutes 38 seconds East a distance of 248.36 feet to a point; thence
21. Along the same South 19 degrees 03 minutes 33 seconds East a distance of 243.65 feet to a point; thence
22. Along the same South 20 degrees 23 minutes 54 seconds East, a distance of 272.91 feet to a point; thence
23. Along the same, South 26 degrees 16 minutes 54 seconds East, a distance of 362.41 feet to a point; thence
24. Along the same North 81 degrees 35 minutes 30 seconds East a distance of 121.62 feet to the point; thence
25. Along the same North 59 degrees 01 minutes 34 seconds East, a distance of 93.71 feet to a point, said point being a corner to Lots 2 and 4.01 in Block 452.02 and being in the line of Lot 4.40 in Block 452.06; thence
26. Along the dividing line between Lot 4.40 in Block 452.06 and Lot 4.01 in Block 452.02 South 6 degrees 57 minutes 37 seconds East a distance of 5.07 feet to a point; thence
27. Along the said dividing line North 73 degrees 34 minutes 39 seconds East a distance of 120.83 feet to a point in the aforesaid Southwesterly line of Country Club Drive (50 feet wide); thence
28. Along the Southwesterly line of Country Club Drive, South 16 degrees 25 minutes 21 seconds East a distance of 70 feet to the point and place of Beginning.

AND THE FOLLOWING DESCRIBED PARCEL:

BEGINNING at a point in the Southerly line of Country Club Drive (60 feet wide) where the same is intersected by the extended centerline of St. Andrews Drive (50 feet wide); thence.

1. Along the extended centerline of St. Andrews Drive, South 6 degrees 08 minutes 21 seconds East a distance of 203.78 feet to a point of curvature; thence
2. In a general Southeasterly direction curving to the left with a radius of 300 feet an arc distance of 139.85 feet to a point of tangency; thence
3. South 32 degrees 50 minutes 56 seconds East, a distance of 81.90 feet to a point of curvature; thence
4. In a general Southwesterly direction curving to the right with a radius of 300 feet an arc distance of 229.75 feet to a point of tangency; thence
5. South 11 degrees 01 minutes 47 seconds West, a distance of 231.97 feet to a point of curvature; thence
6. In a general Southeasterly direction curving to the left with a radius of 300 feet an arc distance of 216.65 feet to a point of ending.

THE above described line is the centerline of a 50 feet wide Access and Utility Easement.

BEING known and designated as Lot 4.01 in Block 452.02 on Realignment of Lot Lines prepared by Adams, Rehmann & Heggan last revised to January 20, 2000 and filed in the Atlantic County Clerk's Office on February 14, 2000 as Map No. 3221.

DB6743P087

EXHIBIT A

In compliance with Chapter 157, Laws of 1977 premises are known as Lot 4.01 in Block 452.01 on the official tax map of Galloway Township, New Jersey.

RECITAL: Record title vested in Ole Hansen & Sons Inc., a New Jersey Corporation by numerous deeds of record.

DB6743P088

L 98/805

Amendment to Master Deed

Blue Herons Pines Homeowners Assn. Inc.

(Record in Deeds & Notes)

5839-60

“ - - ”

RECORD AND RETURN TO:
COMMONWEALTH LAND TITLE
INSURANCE CO.
650 NEW ROAD
LINWOOD NJ 08221
ACCT # 126

Log # 126

