

**EXHIBIT 1**  
**OF**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR THE**  
**BLUE HERON PINES HOMEOWNER'S ASSOCIATION, INC.**  
Legal (Metes and Bounds) Description and Survey of Entire Tract

**DOCTYPE**  
Fourth Amendment to Master Deed

**INST #** 2017261 **DATE** 2-26-02

*Michael Garrison*  
**ATLANTIC COUNTY CLERK**

085839P060



*adams, rehmman & heggan*  
associates inc.

reply to  
hammorton

DESCRIPTION OF PROPERTY

All That Certain tract or parcel of land situate in the Township of Galloway, County of Atlantic and State of New Jersey being more particularly described as follows:

BEGINNING at a point where the division line between Lot 4 Block 452 and Lot 1 Block 1169 intersect the southerly line of Leipzig Avenue (60.00 feet wide) and from said point runs; thence

1. Along said line of Leipzig Avenue North, 41 degrees 54 minutes 26 seconds east 1743.92 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 920.37 feet an arc distance of 760.79 feet to a point in the division line between Lot 1 Block 452 and Lot 1 Block 312.02; thence
3. Along said division line South 48 degrees 05 minutes 34 seconds East 851.52 feet to an angle point in the same; thence
4. Along the same North 41 degrees 54 minutes 26 seconds East 377.52 feet to an angle point in the same; thence
5. Along the same North 48 degrees 05 minutes 34 seconds West 577.71 feet to a point in the southerly curved line of Race Track Road (60.00 feet wide); thence
6. Along the same and along a curve to the left having a radius of 990.37 feet an arc distance of 386.86 feet to a point of tangency in the same; thence
7. Along the same North 41 degrees 54 minutes 26 seconds East 417.00 feet to a point of curvature in the same; thence
8. Along the same and along a curve to the left having a radius of 990.37 feet an arc distance of 297.56 feet to a point of reverse curvature connecting said line of Race Track Road with the westerly line of Aloe Street (50.00 feet wide); thence
9. Along the same and along a curve to the right having a radius of 35.00 feet an arc distance of 65.49 feet to a point of tangency in said line of Aloe Street; thence

DB5839P.061

850 south white horse pike, po box 579, hammorton, nj 08037-2019  
2123 route 33, suite b, lexington square, hamilton square, nj 08690

609-561-0482

609-587-3433

fax 609-567-8909

fax 609-587-5405

10. Along the same South 48 degrees 05 minutes 34 seconds East 50.95 feet to a point of curvature in the same connecting said line of Aloe Street with the westerly line of Tilton Road (75.00 feet wide); thence
11. Along the same and along a curve to the right having a radius of 35.00 feet an arc distance of 23.32 feet to a point of tangency in said line of Tilton Road; thence
12. Along the same South 09 degrees 55 minutes 21 seconds East 885.13 feet to a point of curvature in the same; thence
13. Along the same and along a curve to the left having a radius of 1955.08 feet an arc distance of 221.80 feet to a point of tangency in the same; thence
14. Along the same South 16 degrees 25 minutes 21 seconds East 2251.89 feet to a point in the division line between Lot 4 and Lot 6 Block 452; thence
15. Along the same South 73 degrees 34 minutes 39 seconds West 75.00 feet to an angle point in the same; thence
16. Along the same South 16 degrees 25 minutes 21 seconds East 100.00 feet to an angle point in the same; thence
17. Along the same North 73 degrees 34 minutes 39 seconds East 75.00 feet to a point in the aforementioned line of Tilton Road; thence
18. Along the same South 16 degrees 25 minutes 21 seconds East 3842.28 feet to a point in the division line between Hamilton and Galloway Township; thence
19. Along said Township line North 48 degrees 04 minutes 19 seconds East 4499.43 feet to a point in the southerly line of Prague Avenue (50.00 feet wide); thence
20. Along the same North 41 degrees 54 minutes 26 seconds East 181.71 feet to a point in the same; thence
21. Crossing the same and along Lot 1 Block 299 North 48 degrees 05 minutes 34 seconds West 1233.45 feet to an angle point in the same; thence
22. Along the same South 41 degrees 54 minutes 26 seconds West 181.27 feet to a point in the aforementioned Township line; thence
23. Along said Township line North 48 degrees 04 minutes 20 seconds West 1123.45 feet to the point and place of BEGINNING.

Being Lots 1, 2, 3, 4, & 5 in Block 452

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Excepting therefrom the following tracts of land.

TRACT #1

BEGINNING at a point in the westerly line of Tilton Road (75.00 feet wide) where the same is intersected by the division line between Lot 4 and Lot 5 Block 452 and from said beginning point runs; thence

1. Along the said westerly line of Tilton Road South 16 degrees 25 minutes 21 seconds East 1474.92 feet to a point in the division line between Hamilton and Galloway Townships; thence
2. Along said Township line North 48 degrees 04 minutes 19 seconds West 4499.43 feet to a point in the southerly line of Prague Avenue; thence
3. Along the same North 41 degrees 54 minutes 26 seconds East 181.71 feet to a point; thence
4. South 36 degrees 46 minutes 58 seconds East 101.98 feet to a point; thence
5. South 57 degrees 39 minutes 45 seconds East 370.78 feet to a point; thence
6. South 52 degrees 30 minutes 10 seconds East 355.88 feet to a point; thence
7. South 48 degrees 34 minutes 42 seconds East 528.85 feet to a point; thence
8. South 60 degrees 05 minutes 58 seconds East 150.00 feet to a point; thence
9. North 68 degrees 52 minutes 28 seconds East 245.98 feet to a point; thence
10. North 02 degrees 20 minutes 05 seconds West 130.00 feet to a point; thence
11. North 65 degrees 53 minutes 45 seconds East 363.17 feet to a point; thence
12. North 53 degrees 59 minutes 59 seconds East 202.61 feet to a point; thence
13. North 80 degrees 19 minutes 12 seconds East 135.14 feet to a point; thence

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14. South 25 degrees 53 minutes 05 seconds East 60.83 feet to a point; thence
15. South 21 degrees 11 minutes 10 seconds East 120.42 feet to a point; thence
16. South 16 degrees 25 minutes 21 seconds East 300.00 feet to a point; thence
17. South 15 degrees 16 minutes 39 seconds East 58.44 feet to a point; thence
18. South 11 degrees 33 minutes 46 seconds East 58.00 feet to a point; thence
19. South 09 degrees 38 minutes 54 seconds East 300.00 feet to a point; thence
20. South 12 degrees 29 minutes 48 seconds East 71.78 feet to a point; thence
21. South 19 degrees 12 minutes 55 seconds East 514.17 feet to a point; thence
22. North 73 degrees 34 minutes 39 seconds East 371.33 feet to the point and place of BEGINNING.

Containing 52.07 Acres.

Being Lot 5 in Block 452

**TRACT #2**

BEGINNING at a point in the southerly line of Leipzig Avenue (60.00 feet wide) said point being North 41 degrees 54 minutes 26 seconds East 215.00 feet as measured from the division line between Lot 1 Block 1169 and Lot 4 Block 452 and from said beginning point runs; thence

1. Along Leipzig Avenue North 41 degrees 54 minutes 26 seconds East 130.00 feet to a point of curvature; thence
2. Along said curve to the left having a radius of 35.00 feet an arc distance of 54.98 feet to a point of tangency; thence
3. South 48 degrees 05 minutes 34 seconds East 545.71 feet to a point of curvature; thence
4. Along said curve to the left having a radius of 520.00 feet an arc distance of 436.06 feet to a point of tangency; thence

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5. North 83 degrees 51 minutes 39 seconds East 926.73 feet to a point of curvature; thence
6. Along said curve to the left having a radius of 470.00 feet an arc distance of 41.61 feet to a point of tangency; thence
7. North 78 degrees 47 minutes 19 seconds East 656.61 feet to a point of curvature; thence
8. Along said curve to the right having a radius of 830.00 feet an arc distance of 471.49 feet to a point of tangency; thence
9. South 68 degrees 39 minutes 51 seconds East 198.97 feet to a point of curvature; thence
10. Along said curve to the right having a radius of 660.53 feet an arc distance of 205.27 feet to a point; thence
11. North 39 degrees 08 minutes 29 seconds East 100.00 feet to a point; thence
12. North 53 degrees 35 minutes 40 seconds West 72.61 feet to a point; thence
13. North 59 degrees 04 minutes 01 seconds West 72.61 feet to a point; thence
14. North 64 degrees 32 minutes 22 seconds West 72.61 feet to a point; thence
15. North 68 degrees 28 minutes 23 seconds West 66.94 feet to a point; thence
16. North 68 degrees 39 minutes 51 seconds West 141.92 feet to a point; thence
17. North 70 degrees 17 minutes 38 seconds West 67.33 feet to a point; thence
18. North 74 degrees 25 minutes 47 seconds West 67.77 feet to a point thence
19. North 78 degrees 36 minutes 22 seconds West 67.77 feet to a point thence
20. North 82 degrees 46 minutes 57 seconds West 67.77 feet to a point; thence
21. North 87 degrees 03 minutes 41 seconds West 71.10 feet to a point; thence

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22. South 88 degrees 33 minutes 25 seconds West 71.10 feet to a point; thence
23. South 84 degrees 10 minutes 32 seconds West 71.10 feet to a point; thence
24. South 79 degrees 58 minutes 55 seconds West 69.45 feet to a point; thence
25. South 78 degrees 47 minutes 19 seconds West 585.00 feet to a point; thence
26. South 78 degrees 54 minutes 45 seconds West 64.18 feet to a point; thence
27. South 82 degrees 40 minutes 04 seconds West 33.16 feet to a point; thence
28. North 06 degrees 08 minutes 21 seconds west 210.00 feet to a point; thence
29. North 08 degrees 19 minute 31 seconds West 69.14 feet to a point; thence
30. North 18 degrees 05 minutes 39 seconds West 74.89 feet to a point; thence
31. North 28 degrees 50 minutes 14 seconds West 74.89 feet to a point; thence
32. North 39 degrees 34 minutes 48 seconds West 74.89 feet to a point; thence
33. North 47 degrees 33 minutes 50 seconds West 65.10 feet to a point; thence
34. North 48 degrees 05 minutes 34 seconds West 971.50 feet to a point; thence
35. South 41 degrees 54 minutes 26 seconds West 100.00 feet to a point; thence
36. North 48 degrees 05 minutes 34 seconds West 15.00 feet to a point of curvature; thence
37. Along a curve to the right having a radius of 35.00 feet an arc distance of 54.98 feet to a point in the southerly line of Leipzig Avenue; thence
38. Along the same North 41 degrees 54 minutes 26 seconds East 319.92 feet to a point of curvature in the same; thence

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39. Along said curve to the right having a radius of 920.37 feet an arc distance of 125.96 feet to a point of compound curvature; thence
40. Along said curve to the right having a radius of 35.00 feet an arc distance of 57.35 feet to a point of tangency; thence
41. South 36 degrees 21 minutes 57 seconds East 44.52 feet to a point of curvature; thence
42. Along said curve to the left having a radius of 160.00 feet an arc distance of 139.83 feet to a point of tangency; thence
43. South 86 degrees 26 minutes 22 seconds East 219.51 feet to a point; thence
44. South 03 degrees 33 minutes 38 seconds West 100.00 feet to a point; thence
45. South 86 degrees 26 minutes 22 seconds East 60.00 feet to a point; thence
46. South 85 degrees 23 minutes 44 seconds East 56.74 feet to a point; thence
47. South 61 degrees 44 minutes 22 seconds East 44.53 feet to a point; thence
48. South 48 degrees 05 minutes 34 seconds East 540.00 feet to a point; thence
49. South 45 degrees 49 minutes 46 seconds East 75.20 feet to a point; thence
50. South 45 degrees 49 minutes 46 seconds East 83.57 feet to a point; thence
51. South 70 degrees 59 minutes 36 seconds East 82.75 feet to a point; thence
52. North 67 degrees 32 minutes 05 seconds East 88.67 feet to a point; thence
53. North 83 degrees 07 minutes 28 seconds East 75.37 feet to a point; thence
54. North 12 degrees 25 minutes 12 seconds West 100.00 feet to a point of curvature; thence

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55. Along said curve to the left having a radius of 290.00 feet an arc distance of 68.68 feet to a point of tangency; thence
56. North 64 degrees 00 minutes 40 seconds East 142.77 feet to a point; thence
57. South 25 degrees 59 minutes 20 seconds East 135.00 feet to a point; thence
58. North 64 degrees 00 minutes 40 seconds East 211.40 feet to a point; thence
59. South 26 degrees 10 minutes 34 seconds East 112.13 feet to a point; thence
60. South 48 degrees 02 minutes 15 seconds East 128.53 feet to a point; thence
61. South 66 degrees 44 minutes 00 seconds East 90.09 feet to a point; thence
62. South 20 degrees 13 minutes 14 seconds East 116.14 feet to a point; thence
63. South 42 degrees 14 minutes 31 seconds East 128.36 feet to a point; thence
64. South 66 degrees 25 minutes 08 seconds East 215.40 feet to a point; thence
65. South 20 degrees 51 minutes 01 seconds East 126.50 feet to a point; thence
66. South 65 degrees 35 minutes 07 seconds East 130.16 feet to a point in the westerly line of Tilton Road; thence
67. Along said line of Tilton Road South 16 degrees 25 minutes 21 seconds East 489.36 feet to a point of curvature; thence
68. Along said curve to the left having a radius of 35.00 feet an arc distance of 54.98 feet to a point of tangency; thence
69. South 73 degrees 34 minutes 39 seconds West 77.79 feet to a point of curvature; thence
70. Along said curve to the left having a radius of 230.00 feet an arc distance of 94.36 feet to a point of tangency; thence

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71. South 50 degrees 04 minutes 20 seconds West 116.60 feet to a point of curvature; thence
72. Along said curve to the right having a radius of 639.47 feet an arc distance of 112.37 feet to a point of tangency; thence
73. South 26 degrees 39 minutes 51 seconds East 123.26 feet to a point of curvature; thence
74. Along said curve to the right having a radius of 625.00 feet an arc distance of 111.72 feet to a point of tangency; thence
75. South 16 degrees 25 minutes 21 seconds East 13.00 feet to a point; thence
76. South 73 degrees 34 minutes 39 seconds West 100.12 feet to a point; thence
77. South 17 degrees 59 minutes 15 seconds East 4.50 feet to a point; thence
78. South 16 degrees 25 minutes 21 seconds East 840.00 feet to a point; thence
79. South 11 degrees 39 minutes 32 seconds East 120.41 feet to a point; thence
80. South 06 degrees 57 minutes 36 seconds East 60.83 feet to a point; thence
81. South 59 degrees 01 minutes 34 seconds West 93.71 feet to a point; thence
82. South 81 degrees 35 minutes 30 seconds West 121.62 feet to a point; thence
83. North 26 degrees 16 minutes 54 seconds West 362.41 feet to a point; thence
84. North 20 degrees 23 minutes 54 seconds West 272.91 feet to a point; thence
85. North 19 degrees 03 minutes 33 seconds West 243.65 feet to a point; thence
86. North 24 degrees 11 minutes 38 seconds West 248.36 feet to a point; thence
87. South 84 degrees 19 minutes 26 seconds West 186.71 feet to a point; thence

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88. South 79 degrees 51 minutes 02 seconds West 320.00 feet to a point; thence
89. South 67 degrees 51 minutes 02 seconds West 215.00 feet to a point; thence
90. South 44 degrees 51 minutes 02 seconds West 240.00 feet to a point; thence
91. South 15 degrees 51 minutes 02 seconds West 211.63 feet to a point; thence
92. South 67 degrees 09 minutes 08 seconds West 109.66 feet to a point; thence
93. North 73 degrees 17 minutes 39 seconds West 126.02 feet to a point; thence
94. North 37 degrees 00 minutes 28 seconds West 118.45 feet to a point; thence
95. North 22 degrees 59 minutes 31 seconds East 200.00 feet to a point; thence
96. North 11 degrees 01 minutes 47 seconds East 290.00 feet to a point; thence
97. North 11 degrees 09 minutes 08 seconds West 210.00 feet to a point; thence
98. North 25 degrees 12 minutes 42 seconds West 210.00 feet to a point; thence
99. North 78 degrees 47 minutes 19 seconds East 666.38 feet to a point; thence
100. South 87 degrees 32 minutes 32 seconds East 297.76 feet to a point; thence
101. North 16 degrees 07 minutes 37 seconds East 140.00 feet to a point of curvature; thence
102. Along said curve to the left having a radius of 770.00 feet an arc distance of 367.41 feet to a point of tangency; thence
103. South 78 degrees 47 minutes 19 seconds West 656.61 feet to a point of curvature; thence
104. Along said curve to the right having a radius of 530.00 feet an arc distance of 46.92 feet to a point of tangency; thence


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105. South 83 degrees 51 minutes 39 seconds West 926.73 feet to a point of curvature; thence
106. Along said curve to the right having a radius of 580.00 feet an arc distance of 486.37 feet to a point of tangency; thence
107. North 48 degrees 05 minutes 34 seconds West 545.71 feet to a point of curvature; thence
108. Along said curve to the left having a radius of 35.00 feet an arc distance of 84.98 feet to the point and place of BEGINNING.

Containing 77.83 acres.

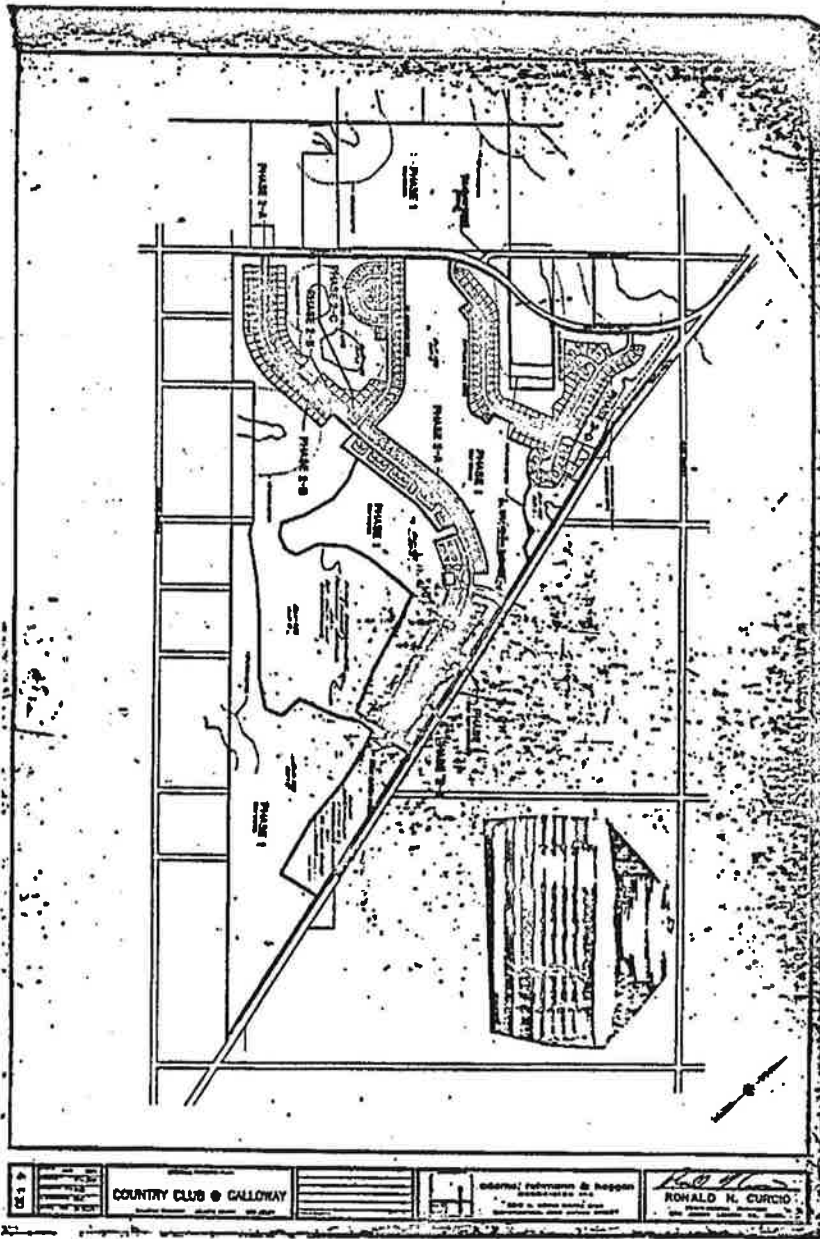
Being Lot 2 in Block 452

Date: 1/21/84

  
Charles A. Atkinson, FLS  
N.J. License #33994

DB5839P071

DB5839P072



COUNTRY CLUB @ GALLOWAY

adams, rehrman & heppner  
architects inc.

RONALD N. CURCIO

**EXHIBIT 2**  
**OF**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR THE**  
**BLUE HERON PINES HOMEOWNER'S ASSOCIATION, INC.**  
**Legal (Metes and Bounds) Description of the Subject Property,**  
**Phase IIE**

DB5839P073



**adams, rehmann & heggan**  
associates inc.

DESCRIPTION OF PROPERTY  
PHASE 2E

reply to  
hammorton

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 2E," prepared by Adams, Rehmann & Heggan Associates, dated March 1, 1994, and about to be filed in the Atlantic County Clerk's office and being more particularly described as follows:

BEGINNING at a point where the division line between Lot 4.02 and Lot 6 Block 452.06 intersects the westerly line of Tilton Road (75.00 feet wide) and from said beginning point runs; thence

1. Along said division line South 73 degrees 34 minutes 39 seconds West 75.00 feet to a point in the division line between Lot 6 and Lot 4.01 Block 452.06; thence
2. Along said division line South 16 degrees 25 minutes 21 seconds East 100.00 feet to an angle point in the same; thence
3. Along the same North 73 degrees 34 minutes 39 seconds East 75.00 feet to a point in the aforementioned line of Tilton Road; thence
4. Along the same South 16 degrees 25 minutes 21 seconds East 917.28 feet to a point of curvature in the southerly line of Bally Bunion Drive (70.00 feet wide); thence
5. Along the same and along a curve to the left having a radius of 35.00 feet an arc distance of 54.98 feet to a point of tangency in the same; thence
6. Along the same South 73 degrees 34 minutes 39 seconds West 215.00 feet to a point in the westerly line of Country Club Drive (50.00 feet wide); thence
7. Along the same North 16 degrees 25 minutes 21 seconds west 60.00 feet to a point in the division line between Lot 4.40 and Lot 4 Block 452; thence
8. Along the same South 73 degrees 34 minutes 39 seconds West 122.50 feet to an angle point in the same; thence
9. Along the same and along Lot 2 Block 452 North 06 degrees 57 minutes 37 seconds West 76.03 feet to an angle point in the same; thence

DB5839P074

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2123 route 33, suite b, lexington square, hamilton square, nj 08690

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

10. Along the same North 11 degrees 39 minutes 32 seconds West 120.41 feet to an angle point in Lot 4.38; thence
11. Along the same and along Lots 4.28 - 4.37 North 16 degrees 25 minutes 21 seconds West 840.00 feet to a point in the division line between Lot 4.28 Block 452.06 and Lot 2 Block 452; thence
12. Along the same North 17 degrees 59 minutes 15 seconds West 4.50 feet to a point in the division line between Lot 4.28 and Lot 2; thence
13. Along the same North 73 degrees 34 minutes 39 seconds East 100.12 feet to a point in the westerly line of Country Club Drive (50.00 feet wide); thence
14. Along the same North 16 degrees 25 minutes 21 seconds West 13.00 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 625.00 feet an arc distance of 111.72 feet to a point of tangency in the same; thence
16. Along the same North 26 degrees 39 minutes 51 seconds West 123.26 feet to a point of curvature in the same; thence
17. Along the same and along a curve to the left having a radius of 639.47 feet an arc distance of 112.37 feet to a point; thence
18. Crossing said Country Club Drive North 50 degrees 04 minutes 20 seconds East 116.60 feet to a point of curvature in Country Club Drive (90.00 feet wide); thence
19. Along the same and along a curve to the right having a radius of 230.00 feet an arc distance of 94.36 feet to a point of tangency in the same; thence
20. Along the same North 73 degrees 34 minutes 39 seconds East 77.79 feet to a point of curvature connecting said line of Country Club Drive and the aforementioned line of Tilton Road; thence
21. Along the same and along a curve to the right having a radius of 35.00 feet an arc distance of 54.98 feet to a point of tangency in said line of Tilton Road; thence
22. Along said line of Tilton Road South 16 degrees 25 minutes 21 seconds East 501.48 feet to the point and place of BEGINNING.

Containing 11.13 Acres.

Date: 4/27/84

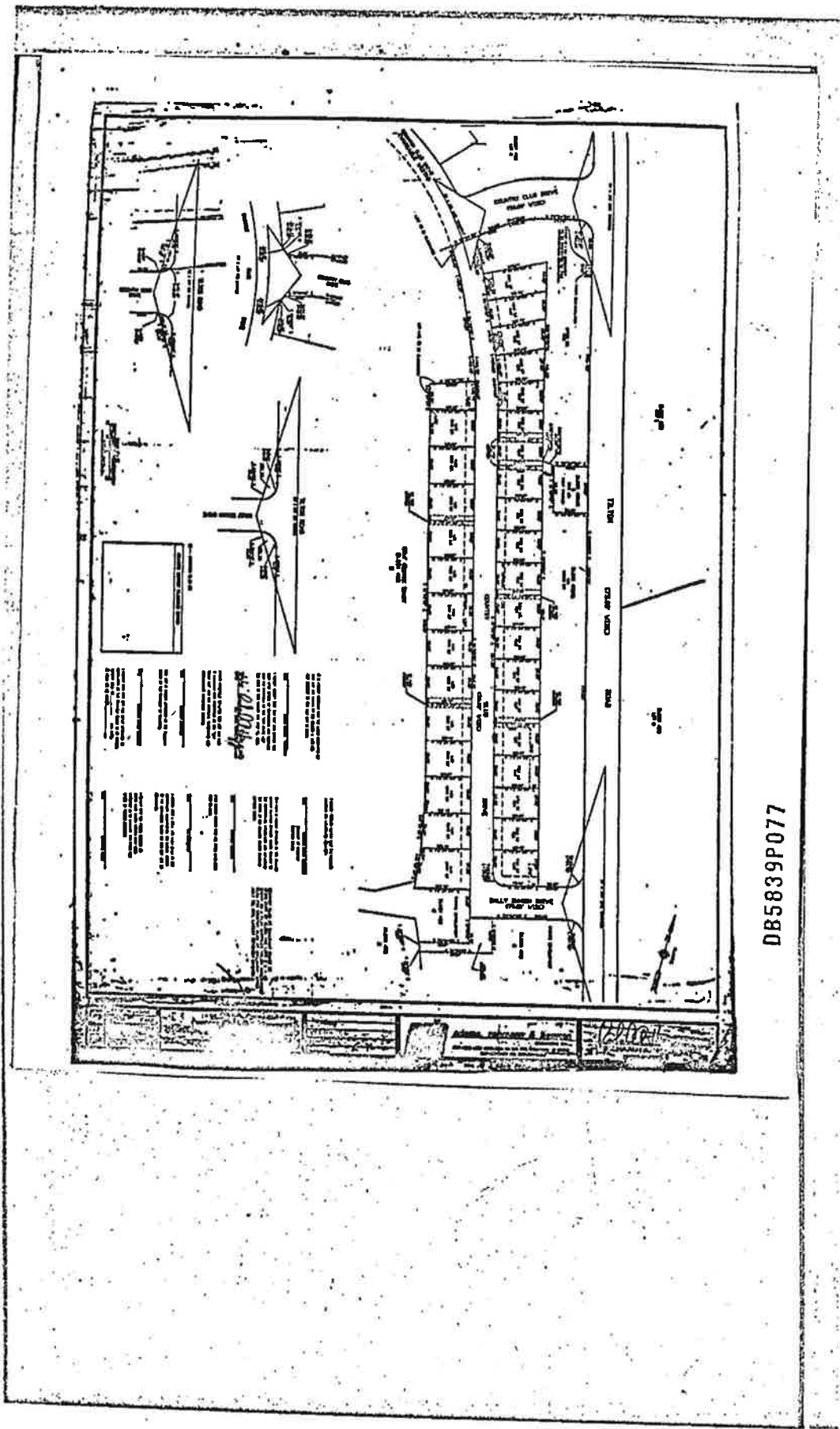
  
 Charles A. Atkinson, PLS  
 N.J. License #33994

DB5839P075



**EXHIBIT 3**  
**OF**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR THE**  
**BLUE HERON PINES HOMEOWNER'S ASSOCIATION, INC.**  
**Survey of the Subject Property, Phase IIE**

DB5839P076



DB5839P077