

90-61709

PLEASE RETURN TO:
Lawyers Title Insurance
163 Madison Ave.
Morristown, NJ 07960
08-58920-T

D-1740-275

Dennis D. Joy
Prepared by
Dennis D. Joy
Attorney At Law

56-

ROLLING HILLS CONDOMINIUMS

FOURTH AMENDMENT TO MASTER DEED AND
DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS

Jeryl Industries, Inc./Bondover, Inc., a joint venture t/a Rolling Hills Associates, having its principal office at 590 Belleville Turnpike, in the Town of Kearny, County of Hudson and State of New Jersey (hereinafter sometimes referred to as Grantor), does hereby make, publish and declare its intention and desire to Amend the Master Deed wherein it submitted lands and premises owned by it in the Township of Andover, County of Sussex and State of New Jersey, consisting of Block 109, Lot 4A, and Block 116, Lot 21, to "Condominium in Deed Book 1114, page 109, re-recorded on December 20, 1983 in Deed Book 1155, page 201, and re-recorded on February 15, 1985 in Deed Book 1240, page 243 (said Master Deed was Amended, Secondly Amended and Thirdly Amended; Amendment recorded in Deed Book 1240, page 243 on February 25, 1985; Second Amendment recorded in Deed Book 1427, page 202 on January 23, 1987; Third Amendment recorded in Deed Book 1604, page 331 on October 24, 1988."

COUNTY OF SUSSEX
Consideration 0.00
Realty Transfer Fee .00
Date 07/16/90 By ip Cdese

DESCRIPTION OF PROPERTY

Municipality of Andover Township, Sussex County, New Jersey, Block 109, Lot 4A and Block 116, Lot 21, together with that certain "annexed" 3.5 acres set forth in the Amendment to Master Deed referred to hereinbefore.

AMENDMENT

A. The Master Deed was recorded on May 31, 1983 in Deed Book 1114, page 109, and was re-recorded on December 20, 1983 in Deed Book 1155, page 201 and was re-recorded on February 15, 1985 in Deed Book 1240, page 243. The Master Deed was Amended (said Amendment to Master Deed recorded in

D-1740-276

Deed Book 1240, page 243 on February 15, 1985); was Second Amended (said Second Amendment to Master Deed recorded in Deed Book 1427, page 202 on January 23, 1987); and was Third Amended (said Third Amendment to Master Deed recorded in Deed Book 1604, page 331 on October 24, 1988).

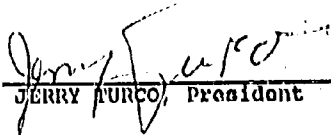
This is the Fourth Amendment to the said Master Deed.

B. The purpose of this Amendment is to reflect that the total number of units within the Declaration of Condominium is 258 units and the corresponding percentage of interest for each unit is reflected on Exhibit "E" attached hereto and made part hereof. Said Exhibit "E" shall replace Exhibit "E" of the originally filed Master Deed, referred to above.

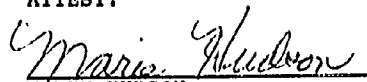
C. Except as so amended herein, all of the terms, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed recorded and re-recorded as set forth herein, and in said Amendment and Second Amendment thereto, shall remain in full force and effect.

ROLLING HILLS ASSOCIATES
a Joint Venture of Jeryl
Industries, Inc. and
Bondover, Inc.

By:


JERRY TURCO, President

ATTEST:


MARIE HUDSON,
Acting Secretary

STATE OF NEW JERSEY)
) ss:
 COUNTY OF HUDSON)

BE IT REMEMBERED that on this 8th day of July 1990, in the Year One Thousand Nine Hundred and Ninety, before me, the subscriber, an attorney-at-law of the State of New Jersey, personally appeared Marie Hudson, who, being by me duly sworn on her oath, both and make proof to my satisfaction, that she is the Acting Secretary of Jeryl Industries, Inc., and Bondover, Inc., named in the within Instrument; that Jerry Turco is the President of said corporations; 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 said corporations; that deponent well knows the corporate seals of said corporations; and the seals affixed to said Instrument are such corporate seals and were thereto affixed and said Instrument signed and delivered by said President, as and for his voluntary act and deed, and as and for the deponent, who thereupon subscribed his name thereto as witness.

Marie Hudson
 MARIE HUDSON, Acting Secretary

Sworn to and subscribed
 before me this 8th day
 of July 1990.

[Signature]
 ATTORNEY AT LAW
 STATE OF N.J.

D-1740-278

Exhibit F

Rolling Hills Condominiums Proportionate Undivided Interest in
the Common Elements and Limited Common Elements Appurtenant to
Each Unit

PHASE I (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
1	10	UPPER STUDIO	.1716381
	11	LOWER STUDIO WITH BASEMENT	.3028907
	12	1 BEDROOM WITH BASEMENT	.3969888
	13	1 BEDROOM WITH BASEMENT	.3969888
	14	2 BEDROOM WITH BASEMENT	.4900772
2	20	UPPER STUDIO	.1716381
	21	LOWER STUDIO WITH BASEMENT	.3028907
	22	1 BEDROOM WITH BASEMENT	.3969888
	23	1 BEDROOM WITH BASEMENT	.3969888
	24	1 BEDROOM WITH BASEMENT	.3969888
	25	1 BEDROOM WITH BASEMENT	.3969888
	26	2 BEDROOM WITH BASEMENT	.4900772

PHASE I (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
3	31	2 BEDROOM WITH BASEMENT	.4900772
	32	1 BEDROOM WITH BASEMENT	.3969888
	33	1 BEDROOM WITH BASEMENT	.3969888
	34	2 BEDROOM WITH BASEMENT	.4900772
4	40	UPPER STUDIO	.1716381
	41	LOWER STUDIO WITH BASEMENT	.3028907
	42	1 BEDROOM WITH BASEMENT	.3969888
	43	1 BEDROOM WITH BASEMENT	.3969888
	44	1 BEDROOM WITH BASEMENT	.3969888
	45	1 BEDROOM WITH BASEMENT	.3969888
	46	2 BEDROOM WITH BASEMENT	.4900772
5	50	UPPER STUDIO	.1716381
	51	LOWER STUDIO WITH BASEMENT	.3028907
	52	1 BEDROOM WITH BASEMENT	.3969888
	53	1 BEDROOM WITH BASEMENT	.3969888
	54	1 BEDROOM WITH BASEMENT	.3969888
	55	1 BEDROOM WITH BASEMENT	.3969888
	56	2 BEDROOM WITH BASEMENT	.4900772

D-1740-280

PHASE I (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
6	60	UPPER STUDIO	.1716381
	61	LOWER STUDIO WITH BASEMENT	.3028907
	62	1 BEDROOM WITH BASEMENT	.3969888
	63	1 BEDROOM WITH BASEMENT	.3969888
	64	2 BEDROOM WITH BASEMENT	.4900772
7	70	2 BEDROOM WITH BASEMENT	.4900772
	71	1 BEDROOM WITH BASEMENT	.3969888
	72	1 BEDROOM WITH BASEMENT	.3969888
	73	1 BEDROOM WITH BASEMENT	.3969888
	74	1 BEDROOM WITH BASEMENT	.3969888
	75	LOWER STUDIO WITH BASEMENT	.3028907
	76	UPPER STUDIO	.1716381
8	80	UPPER STUDIO	.1716381
	81	LOWER STUDIO WITH BASEMENT	.3028907
	82	1 BEDROOM WITH BASEMENT	.3969888
	83	1 BEDROOM WITH BASEMENT	.3969888
	84	1 BEDROOM WITH BASEMENT	.3969888
	85	1 BEDROOM WITH BASEMENT	.3969888
	86	2 BEDROOM WITH BASEMENT	.4900772

PHASE I (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
9	90	2 BEDROOM WITH BASEMENT	.4900772
	91	1 BEDROOM WITH BASEMENT	.3969888
	92	1 BEDROOM WITH BASEMENT	.3969888
	93	1 BEDROOM WITH BASEMENT	.3969888
	94	1 BEDROOM WITH BASEMENT	.3969888
	95	LOWER STUDIO WITH BASEMENT	.3028907
	96	UPPER STUDIO	.1716381
10	100	2 BEDROOM WITH BASEMENT	.4900772
	101	1 BEDROOM WITH BASEMENT	.3969888
	102	1 BEDROOM WITH BASEMENT	.3969888
	103	1 BEDROOM WITH BASEMENT	.3969888
	104	1 BEDROOM WITH BASEMENT	.3969888
	105	2 BEDROOM WITH BASEMENT	.4900772
11	110	2 BEDROOM WITH BASEMENT	.4900772
	111	1 BEDROOM WITH BASEMENT	.3969888
	112	1 BEDROOM WITH BASEMENT	.3969888
	113	1 BEDROOM WITH BASEMENT	.3969888
	114	1 BEDROOM WITH BASEMENT	.3969888
	115	2 BEDROOM WITH BASEMENT	.4900772

D-1740-282

PHASE II (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
12	120	2 BEDROOM WITH BASEMENT	.4997698
	121	1 BEDROOM WITH BASEMENT	.3969888
	122	1 BEDROOM WITH BASEMENT	.3969888
	123	2 BEDROOM WITH BASEMENT	.4997698
13	130	2 BEDROOM WITH BASEMENT	.4997698
	131	1 BEDROOM WITH BASEMENT	.3969888
	132	1 BEDROOM WITH BASEMENT	.3969888
	133	1 BEDROOM WITH BASEMENT	.3969888
	134	1 BEDROOM WITH BASEMENT	.3969888
	135	2 BEDROOM WITH BASEMENT	.4997698
14	140	2 BEDROOM WITH BASEMENT	.4997698
	141	1 BEDROOM WITH BASEMENT	.3969888
	142	1 BEDROOM WITH BASEMENT	.3969888
	143	4 BEDROOM WITH BASEMENT	.4997698
15	150	2 BEDROOM WITH BASEMENT	.4997698
	151	1 BEDROOM WITH BASEMENT	.3969888
	152	1 BEDROOM WITH BASEMENT	.3969888
	153	2 BEDROOM WITH BASEMENT	.4997698

PHASE II (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
16	160	2 BEDROOM WITH BASEMENT	.4997698
	161	1 BEDROOM WITH BASEMENT	.3969888
	162	1 BEDROOM WITH BASEMENT	.3969888
	163	1 BEDROOM WITH BASEMENT	.3969888
	164	1 BEDROOM WITH BASEMENT	.3969888
	165	1 BEDROOM WITH BASEMENT	.3969888
	166	1 BEDROOM WITH BASEMENT	.3969888
	167	2 BEDROOM WITH BASEMENT	.4997698
17	170	2 BEDROOM WITH BASEMENT	.4997698
	171	1 BEDROOM WITH BASEMENT	.3969888
	172	1 BEDROOM WITH BASEMENT	.3969888
	173	2 BEDROOM WITH BASEMENT	.4997698
18	180	2 BEDROOM WITH BASEMENT	.4997698
	181	1 BEDROOM WITH BASEMENT	.3969888
	182	1 BEDROOM WITH BASEMENT	.3969888
	183	1 BEDROOM WITH BASEMENT	.3969888
	184	1 BEDROOM WITH BASEMENT	.3969888
	185	2 BEDROOM WITH BASEMENT	.4997698

D-1740-284

PHASE II (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
19	190	2 BEDROOM WITH BASEMENT	.4997698
	191	1 BEDROOM WITH BASEMENT	.3969888
	192	1 BEDROOM WITH BASEMENT	.3969888
	193	1 BEDROOM WITH BASEMENT	.3969888
	194	1 BEDROOM WITH BASEMENT	.3969888
	195	1 BEDROOM WITH BASEMENT	.3969888
	196	1 BEDROOM WITH BASEMENT	.3969888
	197	2 BEDROOM WITH BASEMENT	.4997698
20	200	2 BEDROOM WITH BASEMENT	.4997698
	201	1 BEDROOM WITH BASEMENT	.3969888
	202	1 BEDROOM WITH BASEMENT	.3969888
	203	1 BEDROOM WITH BASEMENT	.3969888
	204	1 BEDROOM WITH BASEMENT	.3969888
	205	2 BEDROOM WITH BASEMENT	.4997698
21	210	2 BEDROOM WITH BASEMENT	.4997698
	211	1 BEDROOM WITH BASEMENT	.3969888
	212	1 BEDROOM WITH BASEMENT	.3969888
	213	1 BEDROOM WITH BASEMENT	.3969888
	214	1 BEDROOM WITH BASEMENT	.3969888
	214	2 BEDROOM WITH BASEMENT	.4997698

PHASE II (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
22	220	2 BEDROOM WITH BASEMENT	.4997698
	221	1 BEDROOM WITH BASEMENT	.3969888
	222	1 BEDROOM WITH BASEMENT	.3969888
	223	1 BEDROOM WITH BASEMENT	.3969888
	224	1 BEDROOM WITH BASEMENT	.3969888
	225	1 BEDROOM WITH BASEMENT	.3969888
	226	1 BEDROOM WITH BASEMENT	.3969888
	227	2 BEDROOM WITH BASEMENT	.4997698
23	230	2 BEDROOM WITH BASEMENT	.4997698
	231	1 BEDROOM WITH BASEMENT	.3969888
	232	1 BEDROOM WITH BASEMENT	.3969888
	233	1 BEDROOM WITH BASEMENT	.3969888
	234	1 BEDROOM WITH BASEMENT	.3969888
	235	2 BEDROOM WITH BASEMENT	.4997698

D-1740-286

PHASE III (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>\$ INTEREST</u>
24	240	2 BEDROOM WITH BASEMENT	.4997698
	241	1 BEDROOM WITH BASEMENT	.3969888
	242	1 BEDROOM WITH BASEMENT	.3969888
	243	1 BEDROOM WITH BASEMENT	.3969888
	244	1 BEDROOM WITH BASEMENT	.3969888
	245	2 BEDROOM WITH BASEMENT	.4997698
25	250	2 BEDROOM WITH BASEMENT	.4997698
	251	2 BEDROOM WITH BASEMENT	.4997698
	253	2 BEDROOM WITH BASEMENT	.4997698
	254	2 BEDROOM WITH BASEMENT	.4997698
	255	2 BEDROOM WITH BASEMENT	.4997698
	256	2 BEDROOM WITH BASEMENT	.4997698
26	260	2 BEDROOM WITH BASEMENT	.4997698
	261	1 BEDROOM WITH BASEMENT	.3969888
	262	1 BEDROOM WITH BASEMENT	.3969888
	263	2 BEDROOM WITH BASEMENT	.4997698

PHASE III (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
27	270	2 BEDROOM WITH BASEMENT	.4997698
	271	2 BEDROOM WITH BASEMENT	.4997698
	272	2 BEDROOM WITH BASEMENT	.4997698
	273	2 BEDROOM WITH BASEMENT	.4997698
	274	2 BEDROOM WITH BASEMENT	.4997698
	275	2 BEDROOM WITH BASEMENT	.4997698
28	280	2 BEDROOM WITH BASEMENT	.4997698
	281	1 BEDROOM WITH BASEMENT	.3969888
	282	1 BEDROOM WITH BASEMENT	.3969888
	283	1 BEDROOM WITH BASEMENT	.3969888
	284	1 BEDROOM WITH BASEMENT	.3969888
	285	1 BEDROOM WITH BASEMENT	.3969888
	286	1 BEDROOM WITH BASEMENT	.3969888
	287	2 BEDROOM WITH BASEMENT	.4997698

D-1740-288

PHASE III (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>\$ INTEREST</u>
29	290	2 BEDROOM WITH BASEMENT	.4997698
	291	2 BEDROOM WITH BASEMENT	.4997698
	292	2 BEDROOM WITH BASEMENT	.4997698
	293	2 BEDROOM WITH BASEMENT	.4997698
	294	2 BEDROOM WITH BASEMENT	.4997698
	295	2 BEDROOM WITH BASEMENT	.4997698
30	300	2 BEDROOM WITH BASEMENT	.4997698
	301	2 BEDROOM WITH BASEMENT	.4997698
	302	2 BEDROOM WITH BASEMENT	.4997698
	303	2 BEDROOM WITH BASEMENT	.4997698
	304	2 BEDROOM WITH BASEMENT	.4997698
	305	2 BEDROOM WITH BASEMENT	.4997698
31	310	2 BEDROOM WITH BASEMENT	.4997698
	311	1 BEDROOM WITH BASEMENT	.3969888
	312	1 BEDROOM WITH BASEMENT	.3969888
	313	1 BEDROOM WITH BASEMENT	.3969888
	314	1 BEDROOM WITH BASEMENT	.3969888
	315	2 BEDROOM WITH BASEMENT	.4997698

PHASE III (WITH BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
32	320	2 BEDROOM WITH BASEMENT	.4997698
	321	2 BEDROOM WITH BASEMENT	.4997698
	322	2 BEDROOM WITH BASEMENT	.4997698
	323	2 BEDROOM WITH BASEMENT	.4997698
34	340	2 BEDROOM WITH BASEMENT	.4997698
	341	1 BEDROOM WITH BASEMENT	.3969888
	342	1 BEDROOM WITH BASEMENT	.3969888
	343	2 BEDROOM WITH BASEMENT	.4997698

D-1740-290

PHASE IV (NO BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>\$ INTEREST</u>
35	350	UPPER STUDIO	.2144466
	351	LOWER STUDIO	.2221199
	352	1 BEDROOM	.3236892
	353	1 BEDROOM	.3236892
	354	LOWER STUDIO	.2221199
	355	UPPER STUDIO	.2144466
36	360	UPPER STUDIO	.2144466
	361	LOWER STUDIO	.2221199
	362	1 BEDROOM	.3236892
	363	1 BEDROOM	.3236892
	364	1 BEDROOM	.3236892
	365	1 BEDROOM	.3236892
	366	LOWER STUDIO	.2221199
	367	UPPER STUDIO	.2144466

PHASE IV (NO BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
37	370	UPPER STUDIO	.2144466
	371	LOWER STUDIO	.2221199
	372	1 BEDROOM	.3236892
	373	1 BEDROOM	.3236892
	374	1 BEDROOM	.3236892
	375	1 BEDROOM	.3236892
	376	LOWER STUDIO	.2221199
	377	UPPER STUDIO	.2144466
38	380	UPPER STUDIO	.2132351
	381	LOWER STUDIO	.2132351
	382	1 BEDROOM	.3236892
	383	1 BEDROOM	.3236892
	384	1 BEDROOM	.3236892
	385	1 BEDROOM	.3236892
	386	LOWER STUDIO	.2132351
	387	UPPER STUDIO	.2132351

D-1740-292

PHASE IV (NO BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
39	390	UPPER STUDIO	.2132351
	391	LOWER STUDIO	.2132351
	392	1 BEDROOM	.3236892
	393	1 BEDROOM	.3236892
	394	1 BEDROOM	.3236892
	395	1 BEDROOM	.3236892
	396	1 BEDROOM	.3236892
	397	1 BEDROOM	.3236892
	398	LOWER STUDIO	.2132351
	399	UPPER STUDIO	.2132351
40	400	UPPER STUDIO	.2144466
	401	LOWER STUDIO	.2221199
	402	1 BEDROOM	.3236892
	403	1 BEDROOM	.3236892
	404	LOWER STUDIO	.2221199
	405	UPPER STUDIO	.2144466

PHASE IV (NO BASEMENTS)

<u>BLDG. #</u>	<u>UNIT #</u>	<u>DESCRIPTION</u>	<u>% INTEREST</u>
41	410	UPPER STUDIO	.2144466
	411	LOWER STUDIO	.2221199
	412	1 BEDROOM	.3236892
	413	1 BEDROOM	.3236892
	414	1 BEDROOM	.3236892
	415	1 BEDROOM	.3236892
	416	LOWER STUDIO	.2221199
	417	UPPER STUDIO	.2144466
	42	420	UPPER STUDIO
421		LOWER STUDIO	.2221199
422		1 BEDROOM	.3236892
423		1 BEDROOM	.3236892
424		1 BEDROOM	.3236892
425		1 BEDROOM	.3236892
426		1 BEDROOM	.3236892
427		1 BEDROOM	.3236892
428		LOWER STUDIO	.2221199
429		UPPER STUDIO	.2144466

D-1740-294

GARAGES

GARAGE NO.

% INTEREST

1	.0501550
2	.0501550
3	.0501550
4	.0501550
5	.0501550
6	.0501550
7	.0501550
8	.0501550
9	.0501550
10	.0501550

RECORDED & INDEXED
JUN 16 1951
OFFICE OF THE CLERK

JUN 16 1951

RECORDED & INDEXED