

1427-202  
1604-331  
1746-295  
2001-175

PREPARED BY:  
*[Signature]*  
Thomas H. Seiler, Esq.

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REC'D & RECORDED  
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2150-306

ROLLING HILLS CONDOMINIUMS

AMENDMENT TO MASTER DEED AND  
DECLARATION OF RESTRICTIVE  
AND PROTECTIVE COVENANTS

BOOK 1240 PAGE 243

2150-319  
2195-172  
2254-319  
2320-111  
2351-5  
2352-169

Jeryl Industries, Inc./Boncover, Inc., a Joint Venture, t/a Rolling Hills Associates, corporations of the State of New Jersey, having its principal office at 590 Belleville Turnpike in the Town of Kearny, County of Hudson and State of New Jersey, hereinafter referred to as the GRANTOR, does hereby make, publish and declare its intention and desire to submit, and does hereby submit, the lands and premises owned by it in the Township of Andover, County of Sussex and State of New Jersey, hereinafter being more particularly described, to the form of ownership known and designated as Condominium as provided by the Condominium Act of New Jersey (P.L. 1969, c.257, approved January 7, 1970) for the specific purpose of creating and establishing Rolling Hills Condominiums and for the further purpose of defining the plan of unit ownership and imposing thereon certain restrictive and protective covenants for the benefit of said Condominiums.

DESCRIPTION OF PROPERTY

A. The lands and premises owned by the Grantor which are thereby made expressly subject to the provisions of this instrument are described as follows:

All that certain lot, tract or parcel of land and premises situate lying and being in the Township of Andover, County of Sussex, and State of New Jersey, more particularly described on "Exhibit A" attached hereto and made a part hereof.

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.

B. The purpose of this amendment is to substitute a new final site plan of Phase III of the development for the site plan originally contained in the Master Deed at Page 221, Book 1155.

C. Except as so amended, all of the terms, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed as recorded in Deed Book 1114, page 109 and re-recorded at Deed Book 1155, page 201, should remain in full force and effect.


IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, sealed and delivered by its proper corporate officers and its corporate seal to be affixed this


2390-2  
2435-246  
2435-250  
2515-41  
2515-46  
2515-51  
2533-17  
2533-45  
2590-126  
2842-29


31st day of January, 1985.

ATTEST:

ROLLING HILLS ASSOCIATES, A  
Joint Venture of JERYL INDUSTRIES,  
INC.

  
Michael C. Nudo, Acting  
Secretary

  
By: Jerry Turco, President

  
Michael C. Nudo, Acting  
Secretary

and  
BONDOVER, INC.  
  
By: Jerry Turco, President


STATE OF NEW JERSEY

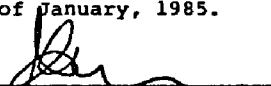
SS:

COUNTY OF HUDSON

BE IT REMEMBERED, that on January 31, 1985, before me, the subscriber, personally appeared MICHAEL C. NUDO, who being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Acting Secretary of JERYL INDUSTRIES, INC., that Jerry Turco is the President of said Corporation; 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 the said Corporation; that the deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name there as attesting witness.

Sworn to and subscribed  
before me this 31st  
day of January, 1985.

  
Michael C. Nudo, Acting Secretary

  
Thomas H. Sellar, Esq.,  
An Attorney at Law  
of New Jersey

STATE OF NEW JERSEY

SS:



COUNTY OF HUDSON

BE IT REMEMBERED, that on January 31, 1985, before me, the subscriber, personally appeared MICHAEL C. NUDO, who being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Acting Secretary of BONDOWER, INC., that Jerry Turco is the President of said Corporation; 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 Corporation; that the deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name there as attesting witness.

Sworn to and subscribed  
before me this 31st  
day of January, 1985.



Thomas H. Seiler, Esq.  
Attorney at Law of  
New Jersey

  
Michael C. Nudo, Acting Secretary  


RECORD AND RETURN TO:

THOMAS S. SEILER, ESQ.  
590 BELLEVILLE TURNPIKE  
KEARNY, NEW JERSEY 07032

ALL that tract or parcel of land and premises, situate, lying and being in the Township of Andover in the County of Sussex and State of New Jersey, more particularly described herein.

NJS 46:15-2.1 Municipality of Andover Township  
Block 109 Lot 4A and Block 116 Lot 21

BEGINNING at a point in the First Line of lands conveyed by Mrs. Almeda B. Howell, widow and Evelyn H. Steele to Mimi Holding Co., Inc., a corporation of the State of New Jersey and recorded in Book of Deeds for Sussex County 839 at page 250, the whole tract of which the herein described tract is a part, said point of beginning also being the Second Corner of the First Tract of lands conveyed by Mimi Holding Company, to Young Realty Associates, Inc. and recorded in Book of Deeds for Sussex County 814 at page 438 and running thence.

- 1) Along the Second Line of the First Tract of Book 814 at page 438 South 19 degrees 15 minutes East 597.52 feet to the Third Corner thence;
- 2) North 51 degrees 00 minutes East 1100.00 feet to the Fourth Corner being in the twenty third and closing line of the whole tract thence;
- 3) along part of said line, in a reverse directions South 39 degrees 15 minutes East 430 feet more or less to the north erly right of way line of the Lehigh and Hudson River Railroad (66 feet wide) thence;
- 4) Along said right of way line in a southwesterly direction 540 feet more or less to a point of curvature thence;
- 5) still along said right of way line and along a curve concave to the southeast having a radius of 8630 feet more or less for an arc length of 2000 feet more or less to a point in the Third Line of the whole tract thence;
- 6) along part of said line in a reverse direction ang being along a public road known as McPeek Road North 38 degrees 30 minutes West 400 feet more or less to the Second Corner of the whole tract thence;
- 7) along the Second Line of the whole tract in a reverse direction North 36 degrees 30 minutes West 431.60 feet to the Second Corner thence;
- 8) Along part of the First Line of the whole tract in a reverse direction North 51 degrees East 600 feet more or less to the Fifth Corner of the Second Tract of lands beforementioned lands conveyed by Mimi Holding Company, Inc. to Young Realty Associates Inc. and described in Book of Deeds for Sussex County 814 at page 438 thence
- 9) along the Fourth Line, reversed, of said Second Tract and in or along McPeek Road in a southeasterly direction 50 feet more or less thence;
- 10) along the Third Line, reversed, of said Second Tract North 51 degrees East 195 feet more or less to a point of curvature thence;
- 11) along a curve concave to the West having a radius of 50.00 feet for an arc length of 39.27 feet to the Second Corner of the Second Tract thence;
- 12) along a curve concave to the East having a radius of 120.76 feet for an arc length of 94.84 feet (98.84 feet dead) to the beginning corner of the Second Tract, being in the First Line of the whole tract thence;
- 13) along part of the First Line of the whole tract North 51 degrees East 511.70 feet to the point and place of Beginning containing 36 acres of land more or less as prepared from deeds of records and not based on an actual survey and being subject to easements of record.

