

FIRST AMENDMENT

TO

MASTER DEED

FOR

TIMBER GLEN CONDOMINIUM

SPONSOR: Timber Glen Associates, Inc.
a New Jersey Corporation
560 Benigno Boulevard
Bellmawr, New Jersey 08031

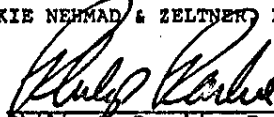
PROPERTY ADDRESS:

Block 1135.01, Lot 10.04 and Lot 10.05
Hamilton Township
Atlantic County, New Jersey

PREPARED BY:

PERSKIE NEHMAD & ZELTZER P.A.

By:


Philip J. Perskie, Esquire
1125 Atlantic Avenue, Suite 711
Atlantic City, New Jersey 08401
(609) 348-1177

MAP# 4811 *1st Amendment To*
DEED DATED *Feb 17, 1989*
DEED RECORDED *3/22/89*
DEED BK. 4851 PAGE 308
7 075644

DB4851P307

02/22/89

000172

FIRST AMENDMENT
to the
MASTER DEED
for
TIMBER GLEN CONDOMINIUM

THIS INSTRUMENT is made this 17th day of February, 1989, by **TIMBER GLEN ASSOCIATES, INC.**, having offices at 570 Benigno Boulevard, Bellmawr, New Jersey, 08031.

B A C K G R O U N D

A. On or about May 25, 1988, Timber Glen Associates, Inc., the "Sponsor", caused to be filed in the Office of the Atlantic County Clerk the "Master Deed" for the Timber Glen Condominium (the "Condominium") located in the Township of Hamilton, County of Atlantic, State of New Jersey. DB#4686 PG.#136

B. The Master Deed as originally recorded was for a one-hundred-three (103) Unit Condominium with the right reserved to the Sponsor to add additional land and improvements to the Condominium.

C. By the execution and recording of this instrument, the Sponsor wishes to amend the Master Deed and to submit to the Condominium form of ownership the land described in Exhibit A and the buildings and improvements to be constructed thereon. One-hundred-thirty-five (135) Units are to be constructed on the land described in Exhibit A and are hereinafter referred to as "Phase II".

D. The Units and improvements of Phase II to be erected are more particularly shown on the Survey and Site Plan prepared by Pennoni Associates Inc., professional engineers, land surveyors, and planners, attached hereto as Exhibit B and bearing a

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certification by an engineer or architect authorized to practice his profession in this state, setting forth that such plan constitutes a correct representation of the improvements to be constructed. It is contemplated that this Amendment to the Master Deed will be filed prior to the completion of Phase II, and accordingly, Exhibit B will be a "proposed" as-built survey and site plan with the actual as-built survey and site plan filed as supplementary submissions to this Master Deed when the same are prepared.

In consideration of the above Recitals A through D, each of which is incorporated into this Amendment as though specifically set forth herein, the Sponsor hereby adopts this Amendment.

1. This instrument is an Amendment to the Master Deed of the Condominium. All definitions set forth in the Master Deed are incorporated herein by reference. Nothing herein shall be construed as a waiver of any rights which Sponsor may have under the Master Deed as originally filed. This Amendment is submitted pursuant to the provisions of N.J.S.A. 46:8B-1 et seq., the "Condominium Act".

2. The land to be added to the Condominium is described in Exhibit A and the improvements to be erected thereon are described in Exhibit B.

3. The Percentage Interest of each Unit shall be calculated in the manner set forth in Paragraph 6 and Exhibit F.

4. To the extent that the provisions set forth in this Amendment are inconsistent with the terms of the Master Deed, then the provisions of this Amendment shall control. All of the other terms and provisions of the Master Deed are hereby ratified and confirmed.

5. Exhibits. Attached hereto and made a part hereof are the following Exhibits:

Exhibit "A" Legal Description of Phase II.

Exhibit "B" Survey and Site Plan of Phase II.

IN WITNESS WHEREOF, the Sponsor has caused this instrument to be duly executed the day and year first above written.

ATTEST:



JOHN E. SEGAL, Secretary

TIMBER GLEN ASSOCIATES, INC.

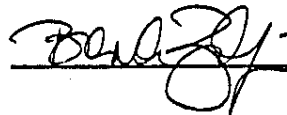
By: 

DONALD SEGAL, President

STATE OF NEW JERSEY :
: ss.
COUNTY OF CAMDEN :

I CERTIFY that on February 17, 1989, Donald Segal personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) This person signed, sealed and delivered the attached document as President of Timber Glen Associates, Inc., the corporation named in this document;
- (b) The proper corporate seal was affixed; and
- (c) This document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors.



BRENDA H. ZADJEIKA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 31, 1991



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ATLA-7941.001.05

Timber Glen--Phase II

RF TO MAY 28, 1986
REVIS FEB. 10, 1987
REVISED FEB. 12, 1987

DESCRIPTION OF LOT 10.05, BLOCK 1135.01
HAMILTON TOWNSHIP, NEW JERSEY

ALL THAT CERTAIN tract or parcel of land and premises situated in the Township of Hamilton, County of Atlantic and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Laurel Street (50 feet wide) said point being in the proposed division line between Lots 10.05 and 10.07, Block 1135.01; and extending thence

1. Along said westerly right-of-way line of Laurel Street southeastwardly curving to the left having a radius of 7,839.44 feet an arc distance of 156.00 feet to a point of reverse curvature; thence
2. Still along said westerly right-of-way line of Laurel Street southwestwardly curving to the right having a radius of 225.00 feet an arc length of 186.51 feet a point of tangency; thence
3. Still along said westerly right-of-way line of Laurel Street South 29 degrees 15 minutes 26 seconds West a distance of 264.63 feet to a point in the proposed division line between Lots 10.04 and 10.05, Block 1135.01; thence
4. Along said proposed division line between Lots 10.04 and 10.05, Block 1135.01 South 89 degrees 15 minutes 26 seconds West a distance of 556.89 feet to a point; thence
5. Still along said proposed division line between Lots 10.04 and 10.05, Block 1135.01 North 74 degrees 01 minutes 55 seconds West a distance of 498.14 feet to a point in the proposed division line between Lots 10.01 and 10.05, Block 1135.01; thence
6. Along said proposed division line between Lots 10.01 and 10.05, Block 1135.01 North 15 degrees 58 minutes 05 seconds East a distance of 924.84 feet to a point in the division line between Lots 10.01 and 10.05, Block 1135.01; thence
7. Along said proposed division line between Lots 10.05 and 10.07, Block 1135.01 South 74 degrees 01 minutes 55 seconds East a distance of 437.00 feet to a point; thence
8. Still along said proposed division line South 37 degrees 31 minutes 55 seconds East a distance of 283.00 feet to a point; thence

Exhibit A

(To First Amendment to Master Deed for Timber Glen Condominium)

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Pennoni Associates Inc.
Consulting Engineers

9. Still along said proposed division line South 68 degrees 20 minutes 30 seconds East a distance of 310.07 feet to a point in said westerly right-of-way line of Laurel Street the point and place of BEGINNING.

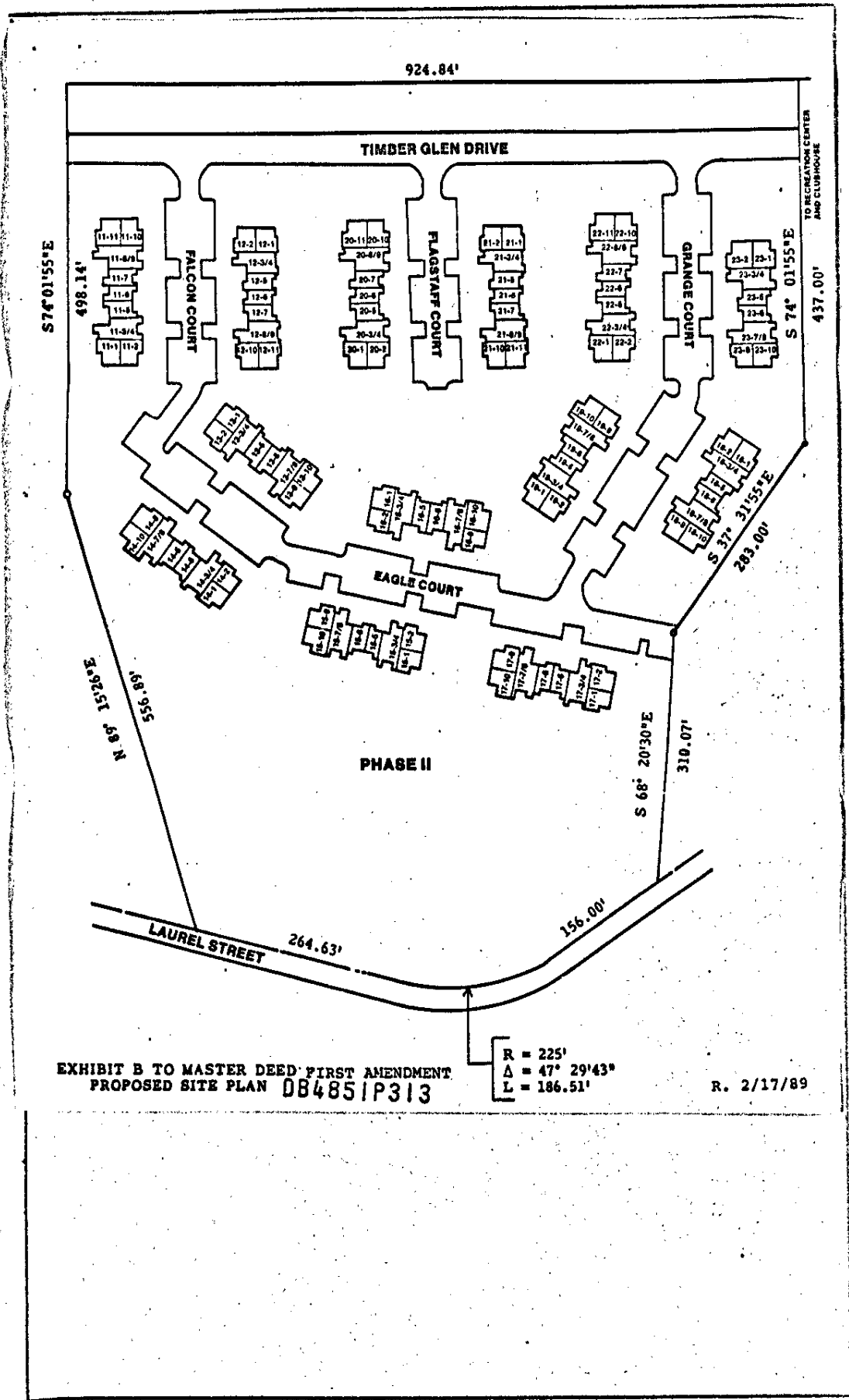
Containing 19.280 acres, more or less.

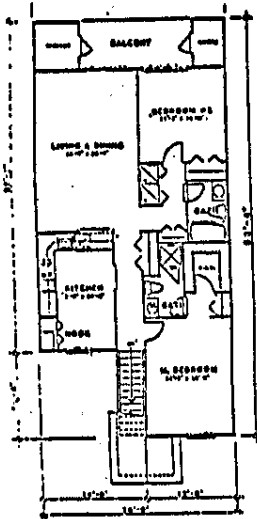
Being known as Lot 10.05, Block 1135.01 as shown on "Subdivision Plan" Atlantic City Racing Association Development, Hamilton Township, Atlantic County, New Jersey, prepared by Pennoni Associates Inc., dated 9/22/86, last revised 2/11/87.

DB4851P312

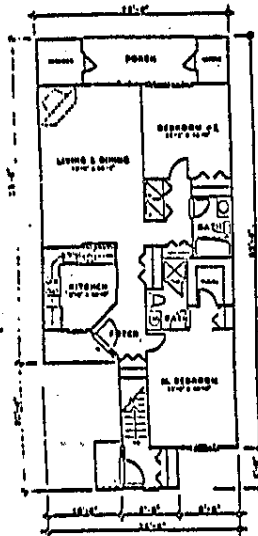


Pennoni Associates Inc.
Consulting Engineers





SECOND FLOOR PLAN



FIRST FLOOR PLAN

THE DIMENSIONS ARE APPROXIMATE
AND ARE SUBJECT TO
CONSTRUCTION VERIFICATION

THIS PLAN DESCRIBES THE
FOLLOWING UNITS LOCATED
AS SHOWN ON EXHIBIT

First Floor Unit 8		Second Floor Unit 8	
11-3	19-3	11-4	19-4
11-6	19-7	11-6	19-6
12-3	19-3	12-4	19-3
12-6	19-7	12-6	19-6
13-3	20-3	13-4	20-4
13-7	20-6	13-6	20-6
14-3	21-3	14-4	21-4
14-7	21-6	14-6	21-6
15-3	22-3	15-4	22-4
15-7	22-6	15-6	22-6
16-3	23-3	16-4	23-4
16-7	23-6	16-6	23-6
17-3		17-4	
17-7		17-6	

NOTE:
ALL EXTERIOR DECKS AND PORCHES
ARE LIMITED COMMON ELEMENTS

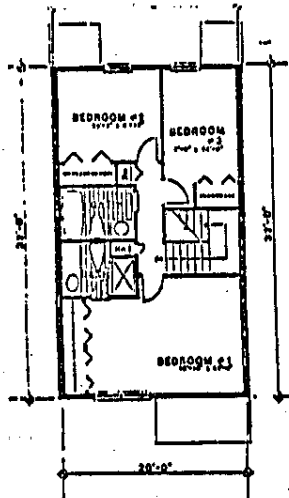
I HEREBY CERTIFY THAT THIS
PLAN CONSTITUTES A
CORRECT REPRESENTATION
OF THE IMPROVEMENTS SHOWN
ON THIS EXHIBIT.
MARA P. TOUGHITA
MARA P. TOUGHITA A.S.A.

PART OF EXHIBIT B TO MASTER DEED (First Amendment)
FLOOR PLAN - THE TUCSON

TIMBER GLEN CONDOMINIUMS

DB4851P314

R. 2/17/89



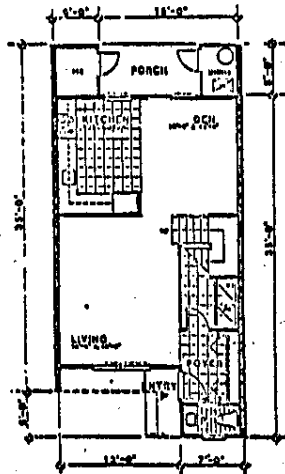
SECOND FLOOR PLAN

THE DIMENSIONS ARE APPROXIMATE
AND ARE SUBJECT TO
CONSTRUCTION VERIFICATION

THIS PLAN DESCRIBES THE
FOLLOWING UNITS LOCATED
AS SHOWN ON EXHIBIT

Wyngate
Unit 8

11-8	18-8
11-8	18-6
11-7	19-8
12-8	19-8
12-8	20-8
12-7	20-6
13-8	20-7
13-8	21-8
14-8	21-8
14-8	21-7
15-8	22-8
15-8	22-8
16-8	22-7
16-8	23-8
17-8	23-8
17-8	



FIRST FLOOR PLAN

NOTE:
ALL EXTERIOR DECKS AND PORCHES
ARE LIMITED COMMON ELEMENTS

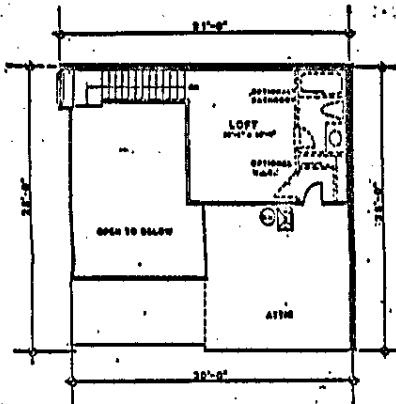
PART OF EXHIBIT B TO MASTER DEED (First Amendment)
FLOOR PLANS - THE WYNGATE

I HEREBY CERTIFY THAT THIS
PLAN CONSTITUTES A
CORRECT REPRESENTATION
OF THE IMPROVEMENTS
OR THE IMPROVEMENTS
AS THE CASE MAY BE
AND THAT I AM A REGISTERED ARCHITECT
MARK P. TOGONITA A.S.A.

TIMBER GLEN CONDOMINIUMS

DB4851P315

R. 2/17/89



OPTIONAL LOFT PLAN

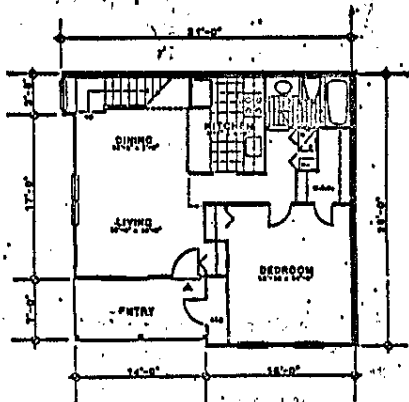
THE DIMENSIONS ARE APPROXIMATE
AND ARE SUBJECT TO
CONSTRUCTION VERIFICATION

THIS PLAN DESCRIBES THE
FOLLOWING UNITS LOCATED
AS SHOWN ON EXHIBIT

Phoenix Unit #		
11-1	16-1	21-1
11-2	16-2	21-2
11-10	16-9	21-10
11-11	16-10	21-11
12-1	17-1	22-1
12-2	17-2	22-2
12-10	17-9	22-10
12-11	17-10	22-11
13-1	18-1	23-1
13-2	18-2	23-2
13-8	18-8	23-8
13-10	18-10	23-10
14-1	19-1	
14-2	19-2	
14-8	19-8	
14-10	19-10	
15-1	20-1	
15-2	20-2	
15-8	20-8	
15-10	20-10	
15-11	20-11	

NOTE:
ALL EXTERIOR DECKS AND PORCHES
ARE LIMITED COMMON ELEMENTS

PART OF EXHIBIT B TO MASTER DEED (First Amendment)
FLOOR PLAN - THE PHOENIX



FIRST FLOOR PLAN

I HEREBY CERTIFY THAT THIS
PLAN CONSTITUTES A
CORRECT REPRESENTATION
OF THE IMPROVEMENTS SHOWN
OR TO BE SHOWN THEREON
Mark P. Tocchita
MARK P. TOCCHITA ARCHITECT A.S. 0000
MARK P. TOCCHITA A.S.A.

TIMBER GLEN CONDOMINIUMS

DB4851P316

R. 2/17/89

RECORDED
ATLANTA COUNTY

1988 FEB 22 PM 3 14

Lori
COUNTY CLERK

CTB Ac# 216
1/3 Public, Kimmel + Zoltan
1125 Atl. Ave.
Atl. Ct., N.T. 08401

1/2

Search in Book
Note: CR 4686-136

First Amendment to
Master Deed for
Timber Glen Condominiums

89-075544

54²² PC

In compliance with statute I have presented
an abstract of the within to all assessors of
the taxing district therein mentioned.

LORI MOONEY, Clerk

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