

Prepared by: LJD ST17343  
Lawrence J. Dugan, Esq.

Second Amendment to the  
Master Deed for  
Timber Glen Condominium

THIS SECOND AMENDMENT, made this 27<sup>th</sup> day of October, 1994 by Midlantic Bank, a Pennsylvania banking corporation, successor to Continental Bank, having offices at 1500 Market Street, Philadelphia, Pennsylvania 19102.

BACKGROUND

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- A. By Master Deed dated May 9, 1988 and recorded in the office of the Clerk of Atlantic County, New Jersey in Deed Book 4686, Page 138, Timber Glen Associates, Inc. ("Initial Sponsor") submitted and declared the land described in Exhibit A ("Phase 1") of the Master Deed to the condominium form of ownership. The Condominium is known as Timber Glen Condominium (the "Condominium"). Phase 1 consists of the land, 103 Units (as such term is defined in the Master Deed) and improvements thereto.
- B. By First Amendment to the Master Deed dated February 17, 1989 in the aforesaid office, Initial Sponsor submitted and declared the land described in Exhibit A ("Phase II") thereto as part of the Condominium. Phase II consists of the land, 135 Units and improvements thereto.
- C. The Initial Sponsor constructed 98 condominium units in the Condominium.
- D. By Sheriff's Deed dated June 20, 1991 and recorded in the clerk's office in Atlantic County in Deed Book 5249, Page 325, et. seq. portions of the Condominium as well as other lands were conveyed to Continental Bank, a Pennsylvania banking corporation with offices located at 1500 Market Street, Philadelphia, Pennsylvania 19102 ("Bank").
- E. Bank has caused to be constructed 49 of the partially completed condominiums units in Phases 1 and 2 of the Condominium and now desires to construct or cause to be constructed the remaining 91 units in Phase 2 of the Condominium.
- F. Bank desires to change the floor plan of the 91 units in accordance with the plans attached hereto and made a part hereof as Exhibit A.

THEREFORE, NOW WITNESS, Bank as owner of the 91 units hereby amends the Master Deed to provide that the floor plans of the 91 units shall be as set forth in Exhibit A attached hereto and made a part hereof.

DB5721P201

11/09/94

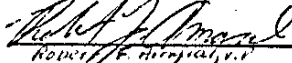
1. The Percentage Interest of each Unit shall be calculated in accordance with the provisions of Paragraph 6 of the Master Deed and is more particularly set forth in Exhibit B attached hereto and made a part hereof.

To the extent the provisions set forth in this amendment are inconsistent with the terms of the Master Deed, then the provisions of this Amendment shall control.

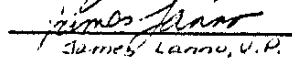
IN WITNESS WHEREOF, the Bank has caused this Second Amendment to be duly-executed the day and year first above written.

Midlantic Bank,  
a Pennsylvania banking corporation,  
successor to Continental Bank

By:

  
Robert F. Hirsch, V.P.

Attest:

  
James Lanno, V.P.

2

DB5721P202

Commonwealth of Pennsylvania *New Jersey* :

County of Philadelphia *Middlesex* :

: SS

On this, the 27<sup>th</sup> day of October, 1994 before me, the undersigned officer, personally appeared Robert F. Amoral who acknowledged himself to be the Vice President of Midlantic Bank, a Pennsylvania banking corporation, successor to Continental Bank and as such officer and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as himself as such officer.

[SEAL]

*Marianne E. Haibe*

Notary Public

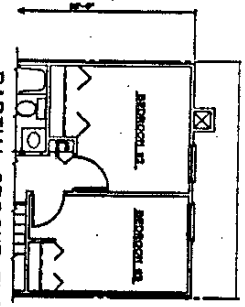
My Commission Expires: 5/21/97

MARIANNE E. HAIBE  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES MAY 21, 1997

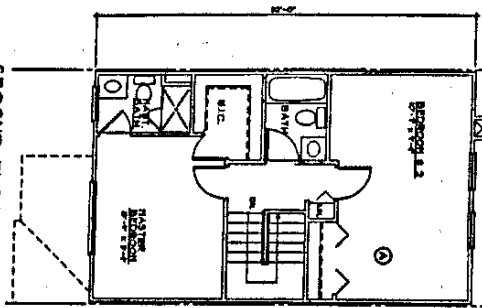
DB5721P203

Exhibit A

DB5721P204



PARTIAL SECOND FLOOR PLAN (OPTIONAL)

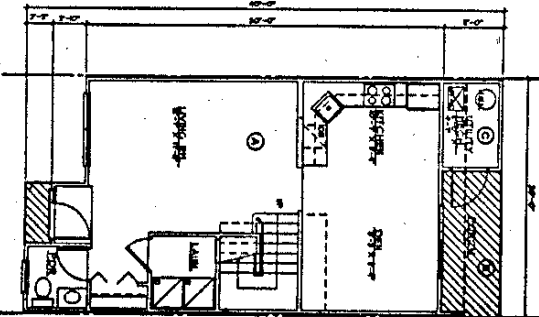


SECOND FLOOR PLAN

SECOND FLOOR SQUARE FOOTAGES

FLOOR AREA ② 546 SQ. FT.

TOTAL SQUARE FOOTAGE FOR FIRST AND SECOND FLOOR = 1241 SQ.FT.



FIRST FLOOR PLAN

FIRST FLOOR SQUARE FOOTAGES

FLOOR AREA ① 641 SQ. FT.

PORCH ③ 6100 SQ. FT.

STORAGE/MECH. ④ 3400 SQ. FT.

LIMITED COMMON AREA

TIMBER GLEN  
ORLEANS  
A RESIDENTIAL

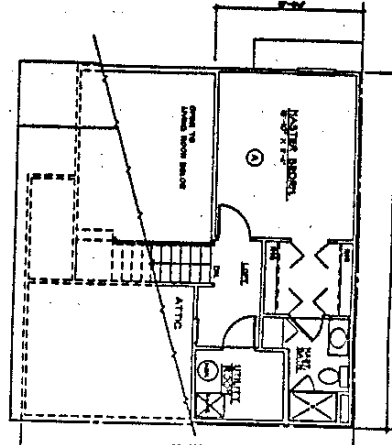
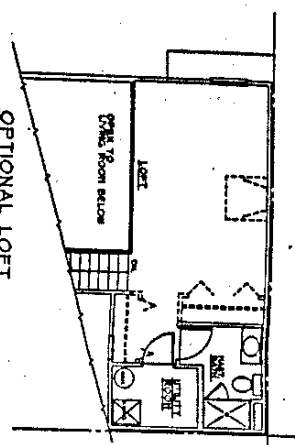
I hereby certify that  
this Plan constitutes  
a correct representation  
of the improvements  
described.

*Stephen M. Goldner, R.A.*

DB5721P205

33012 10/07/14  
**GCK**  
GOLDBERGER & KLINE  
ARCHITECTS  
P.C.  
1000 RIVERCHASE DRIVE  
SUITE 1000  
HOUSTON, TEXAS 77024

**OPTIONAL LOFT**

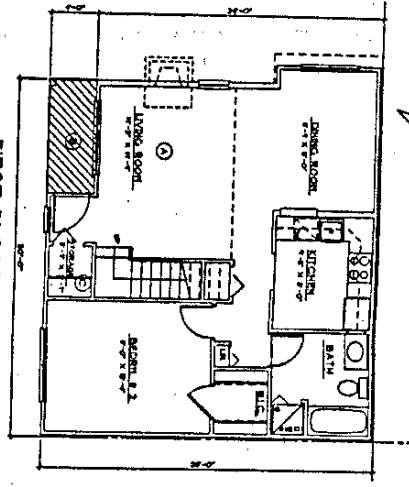


**SECOND FLOOR PLAN**

TOTAL FIRST AND SECOND FLOOR SQUARE FOOTAGE = 114,000 SQ. FT.  
 SECOND FLOOR SQUARE FOOTAGES  
 FLOOR AREA ① 38,122 SQ. FT.

I hereby certify that  
 this plan constitutes  
 a correct representation  
 of the improvement  
 as developed.  
 Steven M. Goldner, R.A.

**FIRST FLOOR PLAN**



TOTAL FIRST AND SECOND FLOOR SQUARE FOOTAGE = 114,000 SQ. FT.  
 FIRST FLOOR SQUARE FOOTAGES  
 FLOOR AREA ② 71,718 SQ. FT.  
 PORCH ③ 48,000 SQ. FT.  
 STORAGE ④ 25,000 SQ. FT.  
 ZZZ LIMITED COMMON AREA

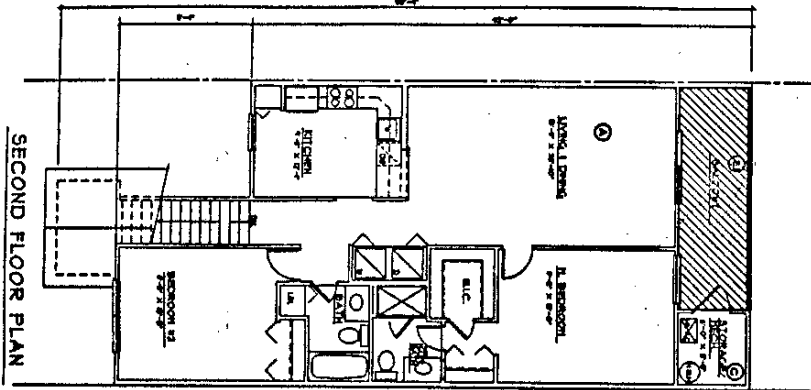
**TIMBER GLEN**  
**ORLEANS**  
 LEBLANC

93012 10/10/94  
**GCK**  
 GOLDNER & KLINE  
 ARCHITECTS  
 1111 BROADWAY  
 NEW YORK, N.Y. 10018

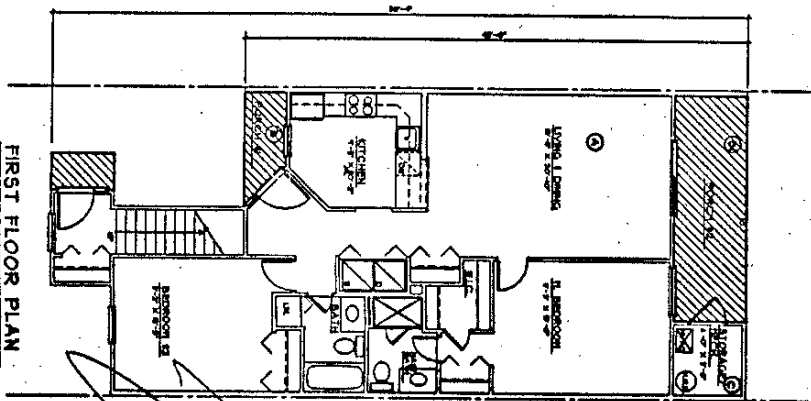
DB5721P206

**ORLEANS**  
INTERIOR DESIGN

**TIMBER GLEN**



**SECOND FLOOR SQUARE FOOTAGES**  
 FLOOR AREA ① 851.00 SQ. FT.  
 BALCONY ② 143.8 SQ. FT.  
 STORAGE/TECH. ③ 40.00 SQ. FT.



**FIRST FLOOR SQUARE FOOTAGES**  
 FLOOR AREA ① 1031.00 SQ. FT.  
 PORCH #1 ② 21.00 SQ. FT.  
 PORCH #2 ③ 143.8 SQ. FT.  
 STORAGE/TECH. ④ 40.00 SQ. FT.

LIMITED COMMON AREA

I hereby certify that  
 this plan constitutes  
 a correct representation  
 of the improvements  
 described.

Stephan M. Goldner, R.A.

DB5721P207



Exhibit B

DB5721P208



TIMBER GLEN CONDOMINIUM  
PERCENTAGE OF INTEREST

BLOCK	LOT	ADDRESS	MODEL	PERCENTAGE (%) OF INTEREST
1135.30	101	2618 Alamo Court	Phoenix B	.368938
1135.30	102	2616 Alamo Court	Phoenix B	.368938
1135.30	103	2614 Alamo Court	Tucson A	.395749
1135.30	104	2612 Alamo Court	Tucson A	.395749
1135.30	105	2610 Alamo Court	Wyngate A	.489022
1135.30	106	2608 Alamo Court	Wyngate A	.489022
1135.30	107	2606 Alamo Court	Tucson A	.395749
1135.30	108	2604 Alamo Court	Tucson A	.395749
1135.30	109	2600 Alamo Court	Phoenix B	.368938
1135.30	110	2602 Alamo Court	Phoenix A	.279064
1135.30	201	2603 Alamo Court	Phoenix B	.368938
1135.30	202	2601 Alamo Court	Phoenix B	.368938
1135.30	203	2605 Alamo Court	Wyngate A	.489022
1135.30	204	2607 Alamo Court	Wyngate A	.489022
1135.30	205	2609 Alamo Court	Tucson A	.395749
1135.30	206	2611 Alamo Court	Tucson A	.395749
1135.30	207	2613 Alamo Court	Wyngate A	.489022
1135.30	208	2615 Alamo Court	Wyngate A	.489022
1135.30	209	2617 Alamo Court	Phoenix B	.368938
1135.30	210	2619 Alamo Court	Phoenix B	.368938
1135.30	301	2618 Boulder Court	Phoenix B	.368938
1135.30	302	2616 Boulder Court	Phoenix B	.368938
1135.30	303	2614 Boulder Court	Wyngate A	.489022
1135.30	304	2612 Boulder Court	Wyngate A	.489022
1135.30	305	2610 Boulder Court	Tucson A	.395749
1135.30	306	2608 Boulder Court	Tucson A	.395749
1135.30	307	2606 Boulder Court	Wyngate A	.489022
1135.30	308	2604 Boulder Court	Wyngate A	.489022
1135.30	309	2600 Boulder Court	Phoenix B	.368938
1135.30	310	2602 Boulder Court	Phoenix B	.368938

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1135.30	401	2603 Boulder Court	Phoenix B	.368938
1135.30	402	2601 Boulder Court	Phoenix B	.368938
1135.30	403	2607 Boulder Court	Tucson A	.395749
1135.30	404	2605 Boulder Court	Tucson A	.395749
1135.30	405	2609 Boulder Court	Wyngate A	.489022
1135.30	406	2611 Boulder Court	Wyngate A	.489022
1135.30	407	2615 Boulder Court	Tucson A	.395749
1135.30	408	2613 Boulder Court	Tucson A	.395749
1135.30	409	2617 Boulder Court	Phoenix B	.368938
1135.30	410	2619 Boulder Court	Phoenix B	.368938
1135.30	501	2602 Canyon Court	Phoenix B	.368938
1135.30	502	2600 Canyon Court	Phoenix B	.368938
1135.30	503	2604 Canyon Court	Tucson A	.395749
1135.30	504	2606 Canyon Court	Tucson A	.395749
1135.30	505	2608 Canyon Court	Wyngate A	.489022
1135.30	506	2610 Canyon Court	Wyngate A	.489022
1135.30	507	2612 Canyon Court	Wyngate A	.489022
1135.30	508	2614 Canyon Court	Tucson A	.395749
1135.30	509	2616 Canyon Court	Tucson A	.395749
1135.30	510	2618 Canyon Court	Phoenix B	.368938
1135.30	511	2620 Canyon Court	Phoenix B	.368938
1135.30	601	2619 Canyon Court	Phoenix B	.368938
1135.30	602	2617 Canyon Court	Phoenix B	.368938
1135.30	603	2613 Canyon Court	Tucson A	.395749
1135.30	604	2615 Canyon Court	Tucson A	.395749
1135.30	605	2611 Canyon Court	Wyngate A	.489022
1135.30	606	2609 Canyon Court	Wyngate A	.489022
1135.30	607	2605 Canyon Court	Tucson A	.395749
1135.30	608	2607 Canyon Court	Tucson A	.395749
1135.30	609	2601 Canyon Court	Phoenix B	.368938
1135.30	610	2603 Canyon Court	Phoenix B	.368938
1135.30	701	2721 Canyon Court	Phoenix B	.368938
1135.30	702	2719 Canyon Court	Phoenix B	.368938
1135.30	703	2715 Canyon Court	Tucson A	.395749
1135.30	704	2717 Canyon Court	Tucson A	.395749
1135.30	705	2713 Canyon Court	Wyngate A	.489022
1135.30	706	2711 Canyon Court	Wyngate A	.489022
1135.30	707	2703 Canyon Court	Wyngate A	.489022
1135.30	708	2705 Canyon Court	Tucson A	.395749
1135.30	709	2707 Canyon Court	Tucson A	.395749
1135.30	710	2701 Canyon Court	Phoenix B	.368938
1135.30	711	2703 Canyon Court	Phoenix B	.368938

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1135.30	801	2618 Durango Court	Phoenix B	.368938
1135.30	802	2616 Durango Court	Phoenix B	.368938
1135.30	803	2614 Durango Court	Wyngate A	.489022
1135.30	804	2612 Durango Court	Wyngate A	.489022
1135.30	805	2610 Durango Court	Tucson A	.395749
1135.30	806	2608 Durango Court	Tucson A	.395749
1135.30	807	2606 Durango Court	Wyngate A	.489022
1135.30	808	2604 Durango Court	Wyngate A	.489022
1135.30	809	2600 Durango Court	Phoenix B	.368938
1135.30	810	2602 Durango Court	Phoenix B	.368938
1135.30	901	2603 Durango Court	Phoenix B	.368938
1135.30	902	2601 Durango Court	Phoenix B	.368938
1135.30	903	2607 Durango Court	Tucson A	.395749
1135.30	904	2605 Durango Court	Tucson A	.395749
1135.30	905	2609 Durango Court	Wyngate A	.489022
1135.30	906	2611 Durango Court	Wyngate A	.489022
1135.30	907	2613 Durango Court	Wyngate A	.489022
1135.30	908	2617 Durango Court	Tucson A	.395749
1135.30	909	2615 Durango Court	Tucson A	.395749
1135.30	910	2619 Durango Court	Phoenix B	.368938
1135.30	911	2621 Durango Court	Phoenix B	.368938
1135.30	1001	2819 Canyon Court	Phoenix B	.368938
1135.30	1002	2817 Canyon Court	Phoenix B	.368938
1135.30	1003	2813 Canyon Court	Tucson A	.395749
1135.30	1004	2815 Canyon Court	Tucson A	.395749
1135.30	1005	2811 Canyon Court	Wyngate A	.489022
1135.30	1006	2809 Canyon Court	Wyngate A	.489022
1135.30	1007	2805 Canyon Court	Tucson A	.395749
1135.30	1008	2807 Canyon Court	Tucson A	.395749
1135.30	1009	2801 Canyon Court	Phoenix B	.368938
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1135.31	1102	2620 Falcon Court	Phoenix B	.368938
1135.31	1103	2616 Falcon Court	Tucson A	.395749
1135.31	1104	2614 Falcon Court	Tucson A	.395749
1135.31	1105	2610 Falcon Court	Wyngate A	.489022
1135.31	1106	2612 Falcon Court	Wyngate A	.489022
1135.31	1107	2606 Falcon Court	Wyngate A	.489022
1135.31	1108	2608 Falcon Court	Tucson A	.395749
1135.31	1109	2604 Falcon Court	Tucson A	.395749
1135.31	1110	2600 Falcon Court	Phoenix B	.368938
1135.31	1111	2602 Falcon Court	Phoenix B	.368938

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1135.31	1201	2601 Falcon Court	Phoenix B	.368938
1135.31	1202	2603 Falcon Court	Phoenix B	.368938
1135.31	1203	2605 Falcon Court	Tucson A	.395749
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1135.31	1207	2611 Falcon Court	Wyngate A	.489022
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1135.31	2006	2610 Flagstaff Court	Wyngate A	.489022
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1135.31	2009	2604 Flagstaff Court	Tucson A	.395749
1135.31	2010	2600 Flagstaff Court	Phoenix B	.368938
1135.31	2011	2602 Flagstaff Court	Phoenix B	.368938
1135.31	2101	2601 Flagstaff Court	Phoenix A	.279064
1135.31	2102	2603 Flagstaff Court	Phoenix B	.368938
1135.31	2103	2605 Flagstaff Court	Tucson A	.395749
1135.31	2104	2607 Flagstaff Court	Tucson A	.395749
1135.31	2105	2609 Flagstaff Court	Wyngate A	.489022
1135.31	2106	2611 Flagstaff Court	Wyngate A	.489022
1135.31	2107	2613 Flagstaff Court	Wyngate A	.489022
1135.31	2108	2615 Flagstaff Court	Tucson A	.395749
1135.31	2109	2617 Flagstaff Court	Tucson A	.395749
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1135.31	1301	2701 Eagle Court	Longport	.439931
1135.31	1302	2703 Eagle Court	Longport	.439931
1135.31	1303	2705 Eagle Court	Avalon I	.392351
1135.31	1304	2707 Eagle Court	Avalon II	.437666
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1135.31	1602	2803 Eagle Court	Longport	.439931
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1135.31	1604	2807 Eagle Court	Avalon II	.437666
1135.31	1605	2809 Eagle Court	Brigatine	.468631
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1135.31	1805	2709 Grange Court	Brigatine	.468631
1135.31	1806	2711 Grange Court	Brigatine	.468631
1135.31	1807	2713 Grange Court	Avalon I	.392351
1135.31	1808	2715 Grange Court	Avalon II	.437666
1135.31	1809	2717 Grange Court	Longport	.439931
1135.31	1810	2719 Grange Court	Longport	.439931
1135.31	1901	2716 Grange Court	Longport	.439931
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1135.31	1905	2710 Grange Court	Brigatine	.468631
1135.31	1906	2708 Grange Court	Brigatine	.468631
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1135.31	1908	2704 Grange Court	Avalon II	.437666
1135.31	1909	2700 Grange Court	Longport	.439931
1135.31	1910	2702 Grange Court	Longport	.439931
1135.31	2201	2620 Grange Court	Longport	.439931
1135.31	2202	2618 Grange Court	Longport	.439931
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1135.31	2211	2602 Grange Court	Longport	.439931
1135.31	2301	2601 Grange Court	Longport	.439931
1135.31	2302	2603 Grange Court	Longport	.439931
1135.31	2303	2605 Grange Court	Avalon I	.392351
1135.31	2304	2607 Grange Court	Avalon II	.437666
1135.31	2305	2609 Grange Court	Brigatine	.468631
1135.31	2306	2611 Grange Court	Brigatine	.468631
1135.31	2307	2613 Grange Court	Avalon I	.392351
1135.31	2308	2615 Grange Court	Avalon II	.437666
1135.31	2309	2617 Grange Court	Longport	.439931
1135.31	2310	2619 Grange Court	Longport	.439931

DB5721P214

**MODEL NAME CHANGE**

**LONGPORT FORMERLY KNOWN AS PHOENIX C**

**AYALON I FORMERLY KNOWN AS TUCSON B**

**AYALON II FORMERLY KNOWN AS TUCSON C**

**BRIGATINE FORMERLY KNOWN AS WYNGATE B**

15-000

Charge, Record and Return to  
Settlers Title Agency, L.P.  
The Pavilions at Greentree  
Suite 301  
Marlton, NJ 08053-3436

*Faint, illegible text, possibly a signature or stamp.*

DB5721P215

RECORDED  
ATLANTIC COUNTY

1994 NOV -9 AM 9:33

*Lori Mooney*  
COUNTY CLERK

LT  
ST 17343  
0982513  
BT

2nd Amendment to  
the Master Deed for  
Timber Glen Circle

Note: PA 4686-138 of

Record in Deeds

C.N. = A  
# 239

Office of the County Clerk  
Atlantic County, New Jersey  
100 North 2nd Street  
Atlantic City, NJ 08402  
Tel: 856-841-2200  
Fax: 856-841-2201

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

DB5721P216