

(12)

SECOND AMENDMENT TO
MASTER DEED CREATING AND ESTABLISHING
RYAN'S RIDGE, A CONDOMINIUM

THIS AMENDMENT TO MASTER DEED is made this 14th day of December, 1981, by UNICORN PROPERTIES, INC., A New Jersey Corporation, having its principal office at 411 Route 70 East, Township of Cherry Hill, County of Camden and State of New Jersey, (herein called the GRANTOR).

WITNESSETH THAT:

WHEREAS, under date of December 27, 1979, UNICORN PROPERTIES, a New Jersey Partnership, executed a certain Master Deed creating and establishing RYAN'S RIDGE, A Condominium, which said Master Deed was recorded in the Office of the Register of Deeds of Atlantic County on December 28, 1979, in Book 3431 of Deeds at Page 76, et seq.; and

WHEREAS, under date of October 31, 1980, the above mentioned Master Deed was amended to reflect the conveyance of the subject property from UNICORN PROPERTIES, a New Jersey Partnership, to UNICORN PROPERTIES, INC., a New Jersey Corporation, which First Amendment to Master Deed was recorded November 10, 1980 in Deed Book 3529 of Deeds at Page 1, et seq.; and
*See property description in book 3529 page 1

WHEREAS, by the within Second Amendment to Master Deed, the GRANTOR wishes to change the design and arrangement of some of the Units so to offer potential purchasers a choice of Units, which change shall not increase the number of Units; and

WHEREAS, the GRANTOR executed this Second Amendment to Master Deed in accordance with provisions of N.J.S. 46: 8B-11;

NOW, THEREFORE, the GRANTOR, pursuant to the Condominium Act of the State of New Jersey, N.J.S. 46: 8B-1, et seq., does hereby amend said Master Deed as follows:

1. DEFINITIONS AND TERMS:

A. "Exhibit "A", is hereby deleted in its entirety and Exhibit "AA" attached hereto is inserted in place thereof and defined as follows:

"Exhibit "AA": Is a Graphic description of the improvements erected and to be erected on said parcel of land referred to and described in Paragraph 1 hereof, showing the location of the buildings thereon.

B. "Exhibit "B", is hereby deleted in its entirety and Exhibit "BB" attached hereto is inserted in place thereof and defined as follows:

"Exhibit "BB": Is Site and floor plans showing the Units, their locations in the buildings, their designations, elevations and the Common Elements.

C. All references to Exhibit "A" and Exhibit "B" throughout the First Amendment to Master Deed creating and

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establishing RYAN'S RIDGE, a Condominium, are hereby amended and designated as Exhibit "AA" and Exhibit "BB".

2. DESCRIPTION OF BUILDING TO BE ERECTED: Is amended to read as follows:

DESCRIPTION OF BUILDING TO BE ERECTED: The GRANTOR intends and will construct upon the parcel of land described in Paragraph 1 hereof twelve (12) multi-unit modern buildings, being two (2) stories in height. Six (6) buildings shall contain six (6) townhouse Units, each containing two (2) or three (3) bedrooms. Six (6) buildings shall contain six (6) ranch Units, each containing one (1) bedroom. The total Condominium will consist of seventy-two (72) Units, made up of thirty-six (36) townhouse Units and thirty-six (36) ranch Units.

3. MAINTENANCE AND REPAIR OF UNITS:

10.C. (iv) is amended to read as follows:

(iv) To pay the expenses incurred by the Association in making repairs or replacements of the patio or balcony which he has the exclusive easement to use caused or permitted by his negligence, misuse or neglect;

4. RATIFICATION OF PROVISIONS OF FIRST AMENDMENT TO MASTER DEED:

In all other respects, the provisions of the First Amendment to Master Deed are hereby ratified and affirmed and are intended to govern the administration of RYAN'S RIDGE CONDOMINIUM as set forth at length therein.

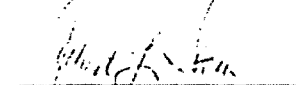
IN WITNESS WHEREOF, the GRANTOR has executed this Second Amendment to Master Deed the day and year first above written.

ATTEST:

UNICORN PROPERTIES, INC.,
A New Jersey Corporation


STEPHEN M. MINER, Secretary

BY:  (SEAL)
LOUIS REGINA, President

PREPARED BY: 
ALBERT L. STEIN, ESQUIRE



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my property

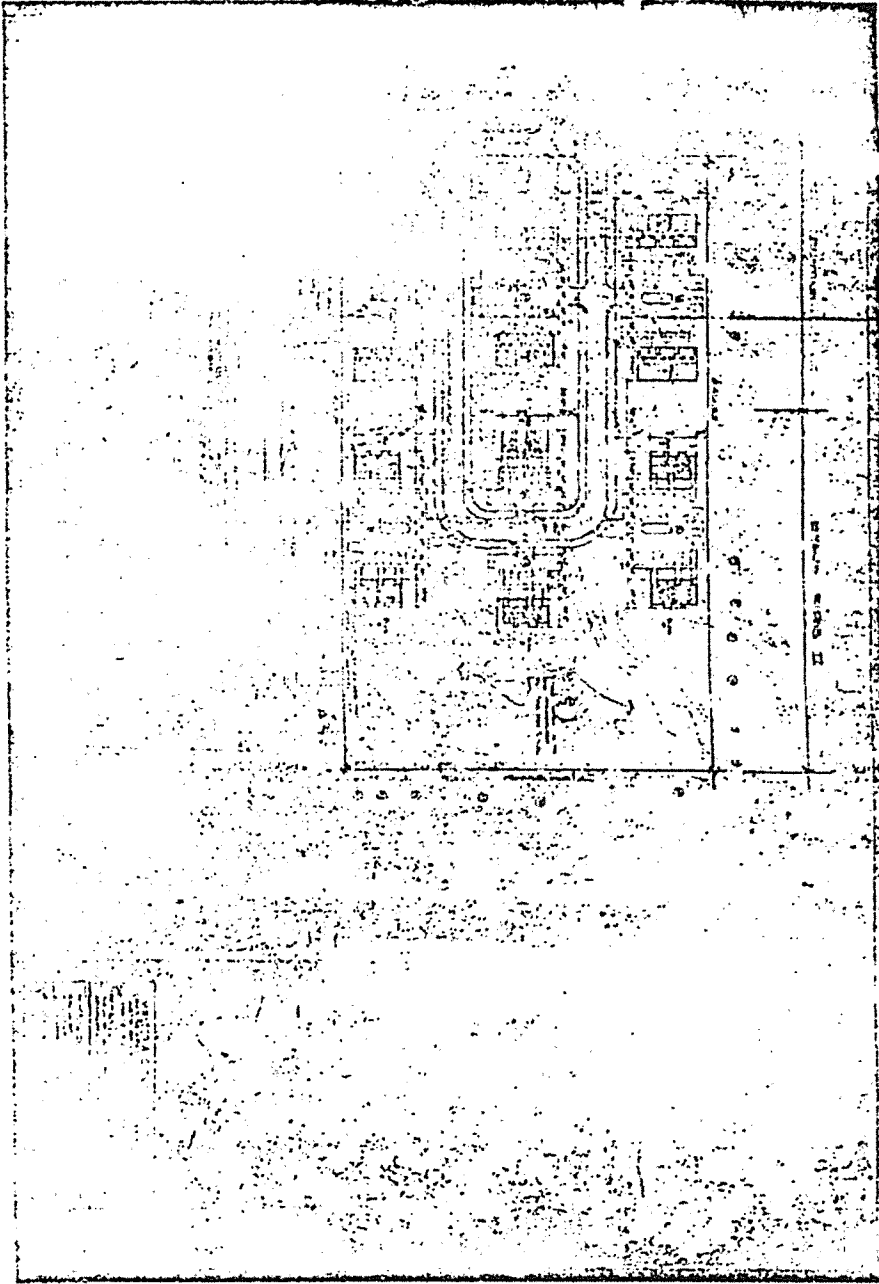


EXHIBIT
"AA"

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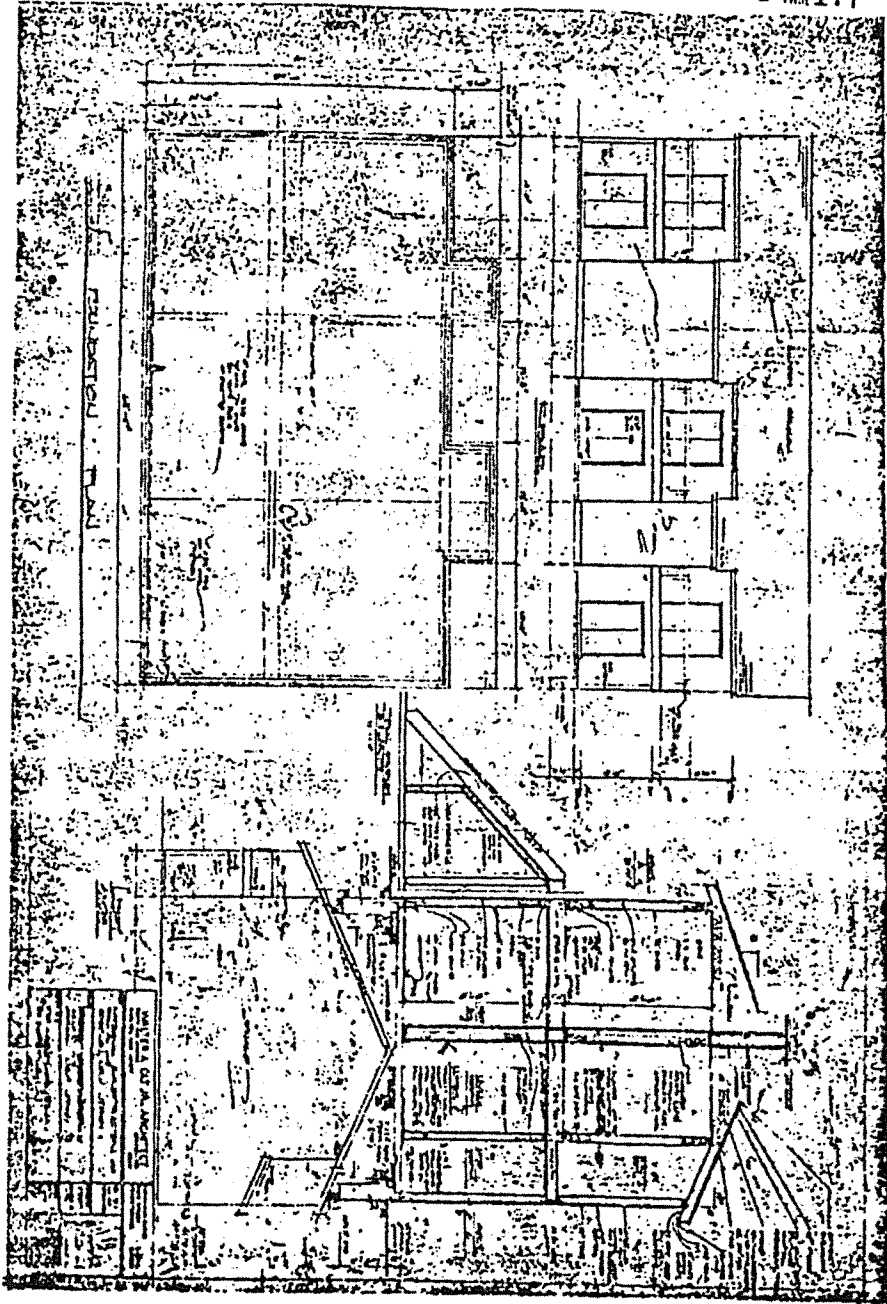


EXHIBIT
"BB"

3654 178

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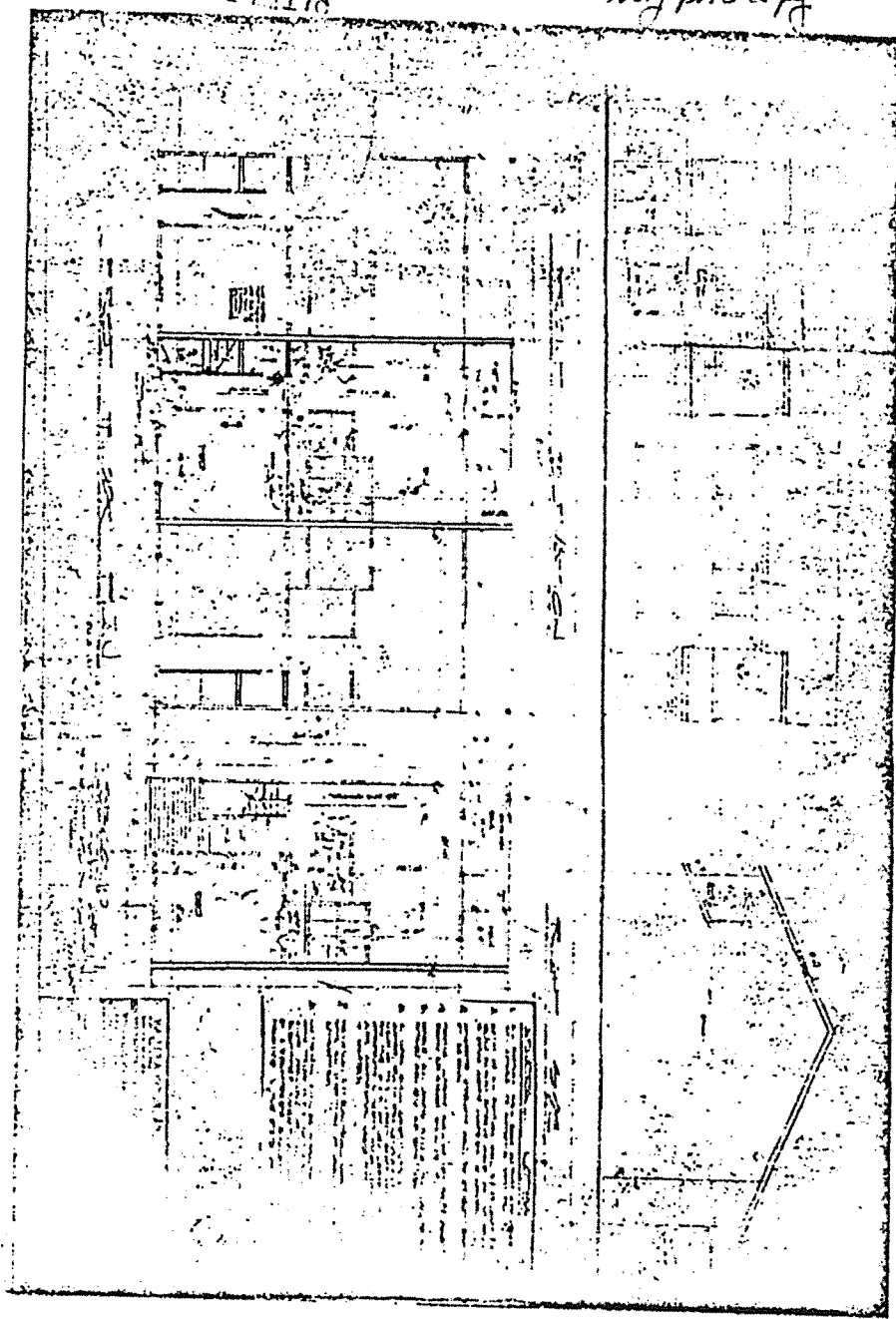


EXHIBIT
"BB"

1981 DEC 22 PM 3:22
CLERK'S OFFICE

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

File-11002
2412
1200

Amendment
To mortgage
Union
properties
Done

3:22 P.M.
Dec. 22, 1981
Mays Landing
of Deeds
No. 3654
17384
Lori Mooney
CLERK

RECORD AND RETURN TO:
FIDELITY TITLE ABSTRACT CO.
411 ROUTE 70 EAST
CHERRY HILL, NJ 08034