

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

THIS AMENDMENT TO MASTER DEED, is made this 22nd day of Decm, 1980, 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 that 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, the GRANTOR under date of October 31, 1980, executed a certain Amendment to Master Deed which said Amendment to Master Deed was recorded in the Office of the Register of Deeds of Atlantic County on November 10, 1980, in Book 3529 of Deeds at Page 1, et seq.; and

WHEREAS, the GRANTOR now desires to amend a certain provision of the above mentioned Amendment to Master Deed; and

WHEREAS, the GRANTOR executed this 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. Paragraph 12, SALE OR TRANSFER OF UNITS, subparagraph A, is amended to read as follows:

"A. Any sale, voluntary transfer or conveyance which is not authorized by the terms of the Condominium Documents is voidable and may be voided by certificate of the Association duly recorded in the Clerk's Office where the Master Deed is recorded. The provisions of this subparagraph shall not apply to a foreclosure sale or a sale to a mortgagee."

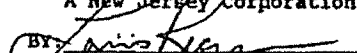
2. RATIFICATION OF PROVISIONS OF AMENDED MASTER DEED: In all other respects the provisions of the Amended Master Deed dated October 31, 1980, are hereby ratified and affirmed and are intended to govern the administration of said Condominium as set forth at length therein.

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

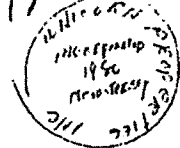
ATTEST:

UNICORN PROPERTIES, INC.,
A New Jersey Corporation


STEPHEN H. MILNER, Secretary

BY  (SEAL)
LOUIS REGINA, President

PREPARED BY: ALBERT L. STEIN, ESQUIRE



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

ATLANTIC COUNTY
CLERK'S OFFICE
JUN 5 PM 3 37

①
1142
6639

Unicorn Properties
a n p property
3431-96
3529-1

Peter's Ledger
...

Recorded Jan 5th 19 81
3:37 P. M. and recorded in the
Clerk's Office of Atlantic County, at
New Lancaster, N.J. in Book
of Deeds
No. 3546 Page 303 C

Lori Mooney
CLERK