




± 2022005169 Bk D4038 Pgs 965-989  
Recorded County of Cape May, NJ  
Date 02/09/2022 14:48:43 By NH  
Rita M. Rothberg, County Clerk  
Recording Fees \$295.00

		<b>Cape May County Document Summary Sheet</b>				
<b>CAPE MAY COUNTY CLERK</b> PO BOX 5000 7 NORTH MAIN STREET CAPE MAY COURT HOUSE NJ 08210-5000		<b>Return Name and Address</b> Title America Agency Corp 185 W. White Horse Pike Berlin, NJ 08009 Voice: 856-767-8573 Fax: 856-767-1156 Agent File No. LG-53571				
		<b>Official Use Only</b>				
<b>Submitting Company</b>		Title America Agency Corp				
<b>Document Date (mm/dd/yyyy)</b>		01/10/2022				
<b>Document Type</b>		Fourteenth Amendment to the Master Deed				
<b>No. of Pages of the Original Signed Document (including the cover sheet)</b>		25				
<b>Consideration Amount (if applicable)</b>						
<b>First Party</b> <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	<b>Name(s)</b>	<i>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</i>		<b>Address (Optional)</b>		
	Laguna Oaks Development, LLC		212 Crest Road, Cape May, NJ 08210			
<b>Second Party</b> <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	<b>Name(s)</b>	<i>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</i>		<b>Address (Optional)</b>		
	Laguna Oaks Development, LLC		212 Crest Road, Cape May, NJ 08210			
<b>Parcel Information</b> <i>(Enter up to three entries)</i>	<b>Municipality</b>		<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>
	Middle Township		335.01	5.04	C0013	101 Moon Bay Court
	Middle Township		335.01	5.04	C0014	103 Moon Bay Court
	Middle Township		335.01	5.04	C0015	105 Moon Bay Court
<b>Reference Information</b> <i>(Enter up to three entries)</i>	<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>		<b>Instrument No.</b>	<b>Recorded/File Date</b>
						06/21/2016
<p align="center"><b>*DO NOT REMOVE THIS PAGE.</b> <b>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAPE MAY COUNTY FILING RECORD.</b> <b>RETAIN THIS PAGE FOR FUTURE REFERENCE.</b></p>						

25 112  
- 105589

25  
174  
10

Prepared By: Eva M. Fatenko, Esquire

**FOURTEENTH AMENDMENT TO THE MASTER DEED  
FOR  
THE FAIRWAYS AT LAGUNA OAKS, A CONDOMINIUM**

This Fourteenth Amendment to the Master Deed for The Fairways at Laguna Oaks, a Condominium (the "Amendment") is dated January 10, 2022, and is made by **LAGUNA OAKS DEVELOPMENT, LLC**, a New Jersey limited liability company, with a principal office at 212 Crest Road, Cape May, New Jersey 08210, its respective successors and assigns (referred to as "Developer").

**WHEREAS**, Developer established The Fairways at Laguna Oaks, a Condominium ("the Condominium") by executing and recording a certain Master Deed for The Fairways at Laguna Oaks, a Condominium, in the Office of the Clerk of Cape May County Clerk, New Jersey, on June 21, 2016, in Deed Book 3682, beginning at Page 320, which was amended and restated in its entirety by that certain Amended and Restated Master Deed for The Fairways at Laguna Oaks, a Condominium, recorded in the Office of the Clerk of Cape May County, New Jersey, on December 15, 2016, in Deed Book 3708, beginning at Page 1, as subsequently amended (the "Master Deed"); and

**WHEREAS**, Developer and Landowner, to the extent that either owns any of the land comprising the Additional Land as of the effective date of this Amendment, each reserved the right, but not the obligation, to expand the Condominium with up to fifty-five (55) townhouse-style, condominium dwellings (the "Additional Units") on certain parcels of land located adjacent to the Condominium (the "Additional Land"), as described in Exhibit "A-2" of the Master Deed, as more fully set forth in Article III, Section 3.02 and in Article X, Section 10.02 of the Master Deed; and

**WHEREAS**, Developer obtained certain land development approvals to develop a portion of the Additional Land (the "Phase 2B Property") with up to thirteen (13) of the Additional Units planned for the Condominium (collectively, referred to herein, as the "Phase 2B Units"), which Phase 2B Property is more fully described in Exhibit "A-1" attached hereto and made a part hereof and which Phase 2B Units are described more fully in the amended and restated Full Buildout Schedule attached hereto and made a part hereof as Exhibit "A-3"; and

**WHEREAS**, Developer intends to develop the Phase 2B Units in phases, on a building by building basis, in any order and at any time, subject to the provisions set forth in Article III, Section 3.02 of the Master Deed; and

**WHEREAS**, Developer wishes to exercise its reserved rights set forth in Article III, Section 3.02 of the Master Deed and Article X, Section 10.02 of the Master Deed to amend the Master Deed for the purpose of annexing to the Condominium four (4) of the Phase 2B Units located at 101 Moon Bay Court, 103 Moon Bay Court, 105 Moon Bay Court, 107 Moon Bay Court and 109 Moon Bay Court (the "Building 14 Units"), respectively, as described in the amended and restated Interim Phasing Schedule – Units Annexed To Date Schedule attached hereto and made a part hereof as Exhibit "A-3" and depicted on the amended and restated Condominium Plan attached hereto and made a part hereof as Exhibit "B-2"; and

**WHEREAS**, Developer and Landowner each retain the right to annex the balance of Additional Land and Additional Units as set forth in Article III, Section 3.02 of the Master Deed and Article X, Section 10.02 of the Master Deed.

**NOW, THEREFORE**, on the basis of the foregoing, Developer hereby amends the Master Deed as follows:

1. Capitalized terms used herein shall have the definitions contained in the Master Deed, as previously amended, unless they are otherwise defined herein or the context otherwise requires.

2. Article III, Section 3.01 of the Master Deed is hereby amended to reflect the annexation of the five (5) Building 14 Units described above and in the amended and restated Interim Phasing Schedule – Units Annexed To Date Schedule attached hereto as Exhibit "A-3" and depicted on the amended and restated Condominium Plan attached hereto as Exhibit "B-2". Upon recordation of this Amendment, there will be a total of 79 Units annexed to the Condominium.

3. The legal descriptions of the Phase 2A Property and the Phase 2B Property were previously described in the Master Deed, as amended, and are hereto for reference as Exhibit "A-1".

4. The Interim Phasing Schedule – Units Annexed to Date attached as Exhibit "A-3" of the Master Deed, as amended, is hereby amended and restated in its entirety to reflect annexation of the Building 14 Units, a copy of which is attached hereto as Exhibit "A-3".

5. The Full Buildout Schedule attached as Exhibit "A-3" of the Master Deed is hereby amended and restated in its entirety to reflect the Phase 2B Units, including, but not limited to, the Building 14 Units, and the balance of Additional Units contemplated to date, a copy of which is attached hereto and made a part hereof as Exhibit "A-3".

6. The Condominium Plan attached as Exhibit "B-2" of the Master Deed, as amended, depicts the Building 14 Units as part of the Condominium, a copy of which is attached hereto as Exhibit "B-2".

7. The Interim Percentage Interest Schedule attached as Exhibit "F" of the Master Deed is hereby amended and restated in its entirety to reflect the annexation of the Building 14 Units, a copy of which is attached and made a part hereof as Exhibit "F".

8. The Percentage Interest Schedule based on Full Occupancy attached as Exhibit "F" of the Master Deed is hereby amended and restated in its entirety, a copy of which is attached hereto and made a part hereof as Exhibit "F".

9. Landowner is executing and joining in this Amendment for the purpose of acknowledging, consenting to and agreeing to the modifications and amendments described herein to the extent that it now has a legal and/or equitable interest in the Condominium.

10. This Amendment is made subject to the terms of the Master Deed.

11. Except as modified hereby, the Master Deed, shall remain in full force and effect, unaffected by this Amendment. To the extent that there may be any inconsistencies between the terms of the Master Deed, as previously amended, and the terms of this Amendment, the terms hereof shall control.

.IN WITNESS WHEREOF, Developer and Landowner have caused this instrument to be executed the day and year first above written.

Witness/Attest:

Lana O'Neill

**DEVELOPER:**

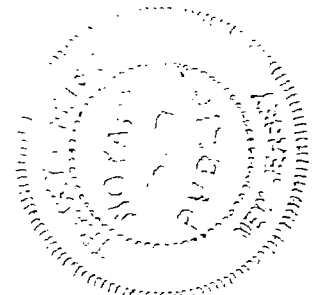
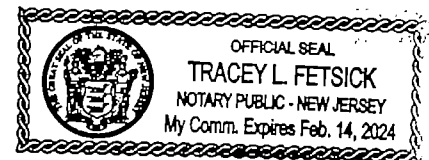
**LAGUNA OAKS DEVELOPMENT, LLC,**  
a New Jersey limited liability company

By: [Signature]  
Name: Frederick Langford  
Title: Managing Member

STATE OF NEW JERSEY :  
SS.  
COUNTY OF CAPE MAY :

On JANUARY 10, 2022, personally appeared Frederick Langford, who is a Managing Member of Laguna Oaks Development, LLC, a New Jersey limited liability company, I am satisfied that this person is the person named in and who signed this Affidavit and that this person acknowledged signing, sealing and delivering this Affidavit as this person's voluntary act and deed.

[Signature]  
Name:  
Commission Expires:



WITNESS:

Lana O'Neil

LANDOWNER:

By:

Name: Frederick Langford

STATE OF NEW JERSEY :  
SS.  
COUNTY OF CAPE MAY :

I am TRACEY L. FETSICK, an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made before me.

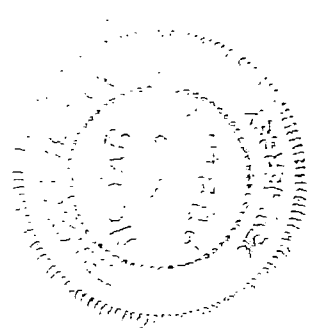
On JANUARY 10, 2022, Frederick Langford appeared before me in person. I am satisfied that this person is the person named in and who signed this Amendment. This person acknowledged signing, sealing and delivering this Amendment as this person's act and deed for the uses and purposes expressed in this Amendment.

Tracey L. Fetsick

Notary Name:

Expiration Date of Commission:

Notary Seal:



**Exhibit "A-1"**  
**Legal Descriptions of the Phase 2A Property and the 2B Property**

Description of Property for  
Lot 5.04, Block 335.01  
Being a Condominium Plan for The Fairways  
Township of Middle  
Cape May County

BEGINNING in the common corner between Lot 5.02 and as Lot 5.03 of Block 335.01 as set forth on the official tax map of the Township of Middle, Cape May County, New Jersey, on the common line between Lot 5.02 and Lot 5.03; thence

1. North 81 degrees 21 minutes 5 seconds East 154.51 feet along common line between Lot 5.03 and former Lot 5.02, now known as Lot 5.04, to set iron; thence
2. Northeasterly along a curve concave to the left have a radius of 164.58 feet, a delta of 54 minutes 23 minutes 33 seconds, an arc length of 156.24 feet, to set iron; thence
3. North 68 degrees 52 minutes 46 seconds East 38.69 feet along common line between Lot 5.03 and Lot 5.04, to set iron; thence
4. North 20 degrees 48 minutes 54 seconds West 100.80 feet along common line between Lot 5.03 and Lot 5.04, to set iron; thence
5. North 73 degrees 12 minutes 37 seconds East 108.84 feet along common line between Lot 5.03 and Lot 5.04, to set iron; thence
6. Northeasterly along a curve concave to the left have a radius of 74.77 feet, a delta of 45 degrees 46 minutes 6 seconds, an arc length of 59.73 feet, to set iron; thence
7. South 2 degrees 27 minutes 3 seconds East 74.74 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
8. North easterly along a curve concave to the right have a radius of 582.08 feet, a delta of 32 degrees 54 minutes 12 seconds, an arc length of 334.27 feet, to set iron; thence
9. South 1 degree 8 minutes 25 seconds East 70.66 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
10. South 35 degrees 23 minutes 32 seconds West 37.47 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
11. South 54 degrees 36 minutes 28 seconds East 27.76 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
12. South 1 degree 8 minutes 25 seconds East 34.88 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
13. South 54 degrees 36 minutes 28 seconds East 213.17 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence

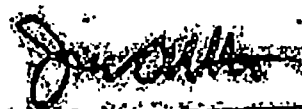


14. South 36 degrees 2 minutes 26 seconds West 374.17 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
15. North 63 degrees 49 minutes 29 seconds West 418.92 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
16. North 63 degrees 34 minutes 22 seconds West 47.34 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
17. Northwestwardly along a curve concave to the left have a radius of 69.71 feet, a delta of 33 degrees 23 minutes 3 seconds, an arc length of 40.62 feet, to set iron; thence
18. South 57 degrees 54 minutes 39 seconds West 68.11 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
19. Southwestwardly along a curve concave to the right have a radius 42.50 feet, a delta of 188 degrees 19 minutes 9 seconds, an arc length of 139.69 feet, to set iron; thence
20. Northeastwardly along a curve concave to the left have a radius 40.00 feet, a delta of 76 degrees 30 minutes 16 seconds, an arc length of 53.41 feet, to set iron; thence
21. North 53 degrees 58 minutes 23 seconds West 79.26 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
22. North 68 degrees 33 minutes 30 seconds West 41.25 feet along common line between Lot 5.02 and Lot 5.04, to set iron; thence
23. North 1 degree 45 minutes 19 seconds East 124.41 feet along common line between Lot 5.02 and Lot 5.04, to the point of beginning

BEING KNOWN AS Lot 5.04 Block 335.01 described on Major Site Plan - Sheet "CONDO", P/O The Fairways, Major Site Plan - Phase 2A - Plat Middle Township, Cape May County, New Jersey by Mott Associates, LLC dated 12/23/2019.

CONTAINING a total area of 355,885 plus or minus square feet (8.17 Acres).

PURSUANT to a survey of the property of Fredrick Langford, known and designated as Block 335.01, Lots 5.04, on the official municipal tax map of Middle Township.

  
 \_\_\_\_\_ 7/30/2020  
 James A. Mott, PE, PLS, PP, CMB Date  
 Professional Engineer & Land Surveyor  
 New Jersey License No. 29918

**Description of Property for  
Lot 5.05, Block 335.01  
Being a Condominium Plan for The Fairways  
Township of Middle  
Cape May County**

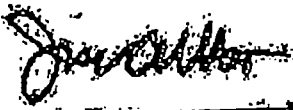
**BEGINNING** in the common corner between Lot 5.03 and as Lot 5.02 of Block 335.01 as set forth on the official tax map of the Township of Middle, Cape May County, New Jersey, on the Easterly line of Bayberry Drive (60 feet wide); thence

1. Southwesterly along a curve concave to the right have a radius of 4753.72 feet, a delta of 0 degrees 24 minutes 5 seconds, an arc length of 33.36 feet along the common line between Easterly line of Bayberry Drive (60 feet wide) and former Lot 5.02, now known as Lot 5.05, to set iron; thence
2. Southwesterly along a curve concave to the right have a radius of 11650.18 feet, a delta of 0 degrees 26 minutes 46 seconds, an arc length of 90.73 feet along the common line between Lot 5.02 and Lot 5.05, to set iron; thence
3. South 58 degrees 20 minutes 33 seconds East 201.29 feet along the common line between Lot 5.02 and Lot 5.05, to set iron; thence
4. North 31 degrees 39 minutes 27 seconds East 107.50 feet along the common line between Lot 5.02 and Lot 5.05, to set iron; thence
5. North 58 degrees 20 minutes 33 seconds West 12.66 feet along the common line between Lot 5.03 and Lot 5.05, to set iron; thence
6. North 31 degrees 39 minutes 27 seconds East 16.53 feet along the common line between Lot 5.03 and Lot 5.05, to set iron; thence
7. North 58 degrees 20 minutes 33 seconds West 184.75 feet along the common line between Lot 5.03 and Lot 5.05 to the point of beginning.

**BEING KNOWN AS** Lot 5.05 Block 335.01 described on Major Site Plan - Sheet "CONDO" P/Q The Fairways Major Site Plan - Phase 2A - Plat Middle Township, Cape May County, New Jersey by Mott Associates, LLC dated 12/23/2019.

**CONTAINING** a total area of 24,517 plus or minus square feet (0.56 Acres).

**PURSUANT** to a survey of the property of Fredrick Langford, known and designated as Block 335.01, Lots 5.05, on the official municipal tax map of Middle Township.

  
\_\_\_\_\_  
James A. Mott, PE, PLS, PP, CME      1/30/2020  
Professional Engineer & Land Surveyor      Date  
New Jersey License No. 29918

Description of Property for  
Lot 5.06, Block 335.01  
Being a Condominium Plan for The Fairways  
Township of Middle  
Cape May County


BEGINNING in the common line between Lot 5.02 Block 335.01 as set forth on the official tax map of the Township of Middle, Cape May County, New Jersey, on the Easterly line of Bayberry Drive (60 feet wide); thence

1. Southwesterly along a curve concave to the right have a radius of 11650.18 feet, a delta of 1 degree 58 minutes 33 seconds, an arc length of 401.74 feet along the common line between Easterly line of Bayberry Drive (60 feet wide) and former Lot 5.02, now known as Lot 5.06, to set iron; thence
2. South 68 degrees 47 minutes 8 seconds East 136.86 feet along the common line between Lot 5.06 and Lot 11, to set iron; thence
3. North 58 degrees 33 minutes 56 seconds East 146.17 feet along common line between Lot 5.02 and Lot 5.06, to set iron; thence
4. North 49 degrees 24 minutes 36 seconds East 75.23 feet along common line between Lot 5.02 and Lot 5.06, to set iron; thence
5. North 33 degrees 45 minutes 47 seconds East 126.60 feet along common line between Lot 5.02 and Lot 5.06, to set iron; thence
6. North 56 degrees 15 minutes 57 seconds West 129.83 feet along common line between Lot 5.02 and Lot 5.06, to set iron; thence
7. North 33 degrees 44 minutes 3 seconds East 40.20 feet along common line between Lot 5.02 and Lot 5.06, to set iron; thence
8. North 56 degrees 15 minutes 57 seconds West 73.86 feet along common line between Lot 5.02 and Lot 5.06, to the point of beginning.

BEING KNOWN AS Lot 5.06 Block 335.01 described on Major Site Plan - Sheet "CONDO" P/O The Fairways Major Site Plan - Phase 2A - Plat Middle Township, Cape May County, New Jersey by Mott Associates, LLC dated 12/23/2019.

CONTAINING a total area of 66,647 plus or minus square feet (1.53 Acres).

PURSUANT to a survey of the property of Fredrick Langford, known and designated as Block 335.01, Lots 5.06, on the official municipal tax map of Middle Township.

  
James A. Mott, PE, PLS, PP, CME  
Professional Engineer & Land Surveyor  
New Jersey License No. 29918

1/30/2020

Date

**Exhibit "A-3"**  
**Amended and Restated Interim Phasing Schedule – Units Annexed to Date**  
**and**  
**Amended and Restated Full Buildout Schedule**

**The Fairways at Laguna Oaks, a Condominium**

**Amended and Restated Interim Phasing Schedule – Units Annexed To Date**

<b>Phase*</b>	<b>Building</b>	<b>Address**</b>
1	1	100 Bay Breeze Boulevard
1	1	102 Bay Breeze Boulevard
1	1	104 Bay Breeze Boulevard
1	1	106 Bay Breeze Boulevard
1	1	108 Bay Breeze Boulevard
2	3	200 Bay Breeze Boulevard
2	3	202 Bay Breeze Boulevard
2	3	204 Bay Breeze Boulevard
2	3	206 Bay Breeze Boulevard
2	3	208 Bay Breeze Boulevard
2	3	210 Bay Breeze Boulevard
3	2	201 Bay Breeze Boulevard
3	2	203 Bay Breeze Boulevard
3	2	205 Bay Breeze Boulevard
3	2	207 Bay Breeze Boulevard
3	2	209 Bay Breeze Boulevard
3	2	211 Bay Breeze Boulevard
3	2	215 Bay Breeze Boulevard
4	5	300 Bay Breeze Boulevard
4	5	302 Bay Breeze Boulevard
4	5	304 Bay Breeze Boulevard
4	5	306 Bay Breeze Boulevard
4	5	308 Bay Breeze Boulevard
4	5	310 Bay Breeze Boulevard
4	5	312 Bay Breeze Boulevard
5	4	301 Bay Breeze Boulevard
5	4	303 Bay Breeze Boulevard
5	4	305 Bay Breeze Boulevard
5	4	307 Bay Breeze Boulevard
5	4	309 Bay Breeze Boulevard
5	4	311 Bay Breeze Boulevard
7	6	401 Bay Breeze Boulevard
7	6	403 Bay Breeze Boulevard
7	6	405 Bay Breeze Boulevard
7	6	407 Bay Breeze Boulevard
7	6	409 Bay Breeze Boulevard
7	6	411 Bay Breeze Boulevard
7	6	415 Bay Breeze Boulevard
6	7	400 Bay Breeze Boulevard
6	7	402 Bay Breeze Boulevard
6	7	404 Bay Breeze Boulevard
6	7	406 Bay Breeze Boulevard

6	7	408 Bay Breeze Boulevard
6	7	410 Bay Breeze Boulevard
6	7	412 Bay Breeze Boulevard
8	9	700 Sunset Lane
8	9	702 Sunset Lane
8	9	704 Sunset Lane
8	9	706 Sunset Lane
9	10	708 Sunset Lane
9	10	710 Sunset Lane
9	10	712 Sunset Lane
9	10	714 Sunset Lane
10	8	101 Bay Breeze Boulevard
10	8	103 Bay Breeze Boulevard
10	8	105 Bay Breeze Boulevard
10	8	107 Bay Breeze Boulevard
10	8	109 Bay Breeze Boulevard
13	13	201 Mallard Pond Lane
13	13	203 Mallard Pond Lane
13	13	205 Mallard Pond Lane
13	13	207 Mallard Pond Lane
12	12	300 Mallard Pond Lane
12	12	302 Mallard Pond Lane
12	12	304 Mallard Pond Lane
12	12	306 Mallard Pond Lane
11	11	100 Mallard Pond Lane
11	11	102 Mallard Pond Lane
11	11	104 Mallard Pond Lane
11	11	106 Mallard Pond Lane
15	15	201 Moon Bay Court
15	15	203 Moon Bay Court
15	15	205 Moon Bay Court
15	15	207 Moon Bay Court
14	14	101 Moon Bay Court
14	14	103 Moon Bay Court
14	14	105 Moon Bay Court
14	14	107 Moon Bay Court
14	14	109 Moon Bay Court
		<b>TOTAL: 79 UNITS</b>

\*Developer, Landowner and Builder have each reserved the right to annex Units, Property, Additional Land and Additional Units in phases, in any order and at any time.

\*\*The above addresses have been assigned by the Cape May Township Tax Assessor and/or Post Office and are subject to change, at any time, at the discretion of the Cape May Tax Assessor and/or Post Office. Such changes do not affect the percentage interest assigned to each Unit, as stated in Exhibit "F" attached to the Master Deed.

**The Fairways at Laguna Oaks, a Condominium**

**Amended and Restated Full Buildout Schedule -- Based Upon 100 Units**

<b>Phase*</b>	<b>Building</b>	<b>Address**</b>
1	1	100 Bay Breeze Boulevard
1	1	102 Bay Breeze Boulevard
1	1	104 Bay Breeze Boulevard
1	1	106 Bay Breeze Boulevard
1	1	108 Bay Breeze Boulevard
2	3	200 Bay Breeze Boulevard
2	3	202 Bay Breeze Boulevard
2	3	204 Bay Breeze Boulevard
2	3	206 Bay Breeze Boulevard
2	3	208 Bay Breeze Boulevard
2	3	210 Bay Breeze Boulevard
3	2	201 Bay Breeze Boulevard
3	2	203 Bay Breeze Boulevard
3	2	205 Bay Breeze Boulevard
3	2	207 Bay Breeze Boulevard
3	2	209 Bay Breeze Boulevard
3	2	211 Bay Breeze Boulevard
3	2	215 Bay Breeze Boulevard
4	5	300 Bay Breeze Boulevard
4	5	302 Bay Breeze Boulevard
4	5	304 Bay Breeze Boulevard
4	5	306 Bay Breeze Boulevard
4	5	308 Bay Breeze Boulevard
4	5	310 Bay Breeze Boulevard
4	5	312 Bay Breeze Boulevard
5	4	301 Bay Breeze Boulevard
5	4	303 Bay Breeze Boulevard
5	4	305 Bay Breeze Boulevard
5	4	307 Bay Breeze Boulevard
5	4	309 Bay Breeze Boulevard
5	4	311 Bay Breeze Boulevard
6	7	400 Bay Breeze Boulevard
6	7	402 Bay Breeze Boulevard
6	7	404 Bay Breeze Boulevard
6	7	406 Bay Breeze Boulevard
6	7	408 Bay Breeze Boulevard
6	7	410 Bay Breeze Boulevard
6	7	412 Bay Breeze Boulevard
7	6	401 Bay Breeze Boulevard

7	6	403 Bay Breeze Boulevard
7	6	405 Bay Breeze Boulevard
7	6	407 Bay Breeze Boulevard
7	6	409 Bay Breeze Boulevard
7	6	411 Bay Breeze Boulevard
7	6	415 Bay Breeze Boulevard
8	9	700 Sunset Lane
8	9	702 Sunset Lane
8	9	704 Sunset Lane
8	9	706 Sunset Lane
9	10	708 Sunset Lane
9	10	710 Sunset Lane
9	10	712 Sunset Lane
9	10	714 Sunset Lane
10	8	101 Bay Breeze Boulevard
10	8	103 Bay Breeze Boulevard
10	8	105 Bay Breeze Boulevard
10	8	107 Bay Breeze Boulevard
10	8	109 Bay Breeze Boulevard
11	11	100 Mallard Pond Lane
11	11	102 Mallard Pond Lane
11	11	104 Mallard Pond Lane
11	11	106 Mallard Pond Lane
12	12	300 Mallard Pond Lane
12	12	302 Mallard Pond Lane
12	12	304 Mallard Pond Lane
12	12	306 Mallard Pond Lane
13	13	201 Mallard Pond Lane
13	13	203 Mallard Pond Lane
13	13	205 Mallard Pond Lane
13	13	207 Mallard Pond Lane
15	15	201 Moon Bay Court
15	15	203 Moon Bay Court
15	15	205 Moon Bay Court
15	15	207 Moon Bay Court
14	14	101 Moon Bay Court
14	14	103 Moon Bay Court
14	14	105 Moon Bay Court
14	14	107 Moon Bay Court
14	14	109 Moon Bay Court



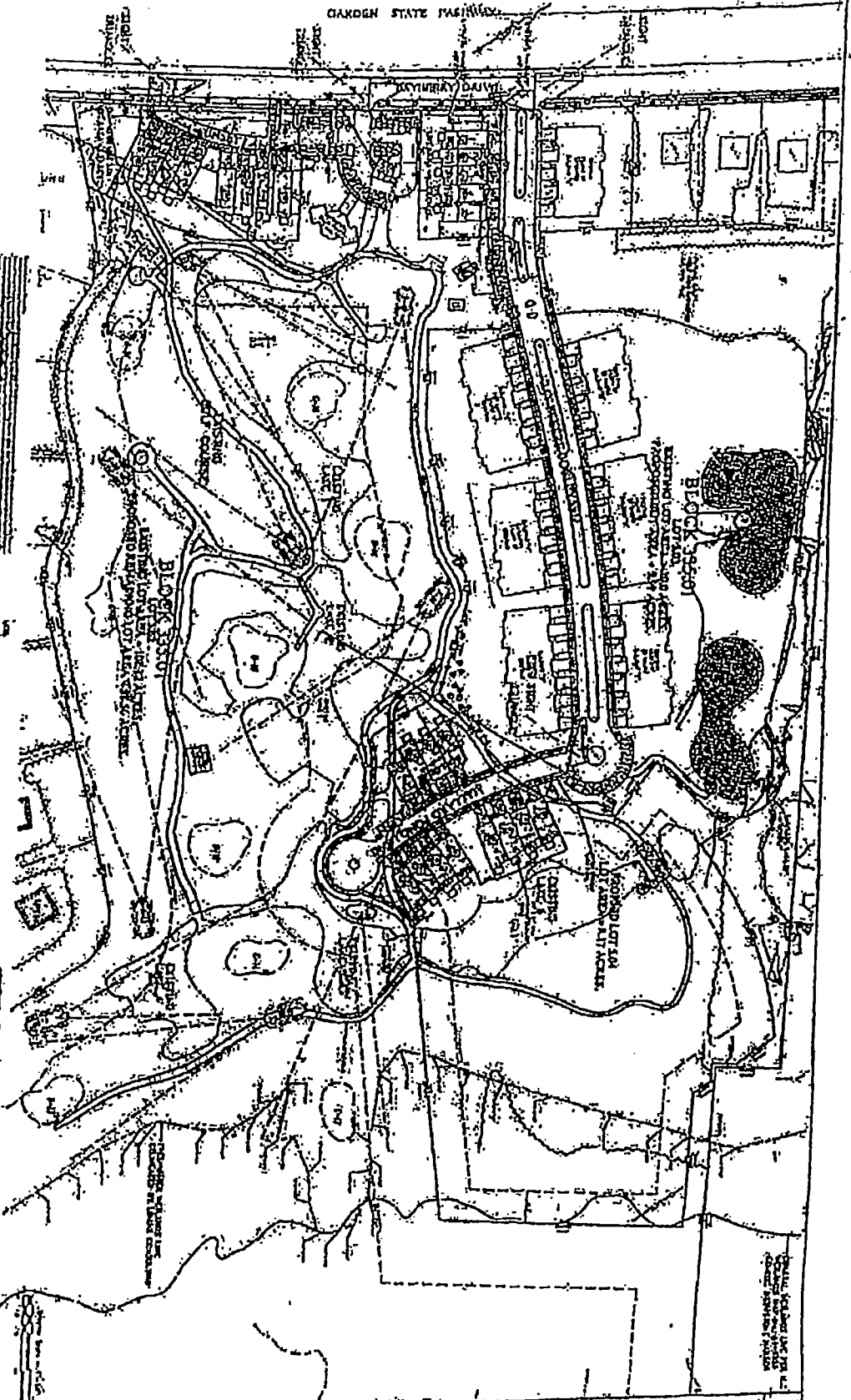


**Exhibit "B-2"**  
**Amended and Restated Condominium Plan**

1. The proposed development is located within the existing 100-foot wide right-of-way of Garden State Parkway, which is owned and maintained by the State of New Jersey. The development is situated on a 1.5-acre parcel, which is currently zoned as R-1 (Residential Single-Family). The development is proposed to be a 10-unit residential development, consisting of 10 single-family detached homes. The development is proposed to be a 10-unit residential development, consisting of 10 single-family detached homes. The development is proposed to be a 10-unit residential development, consisting of 10 single-family detached homes.

2. The proposed development is located within the existing 100-foot wide right-of-way of Garden State Parkway, which is owned and maintained by the State of New Jersey. The development is situated on a 1.5-acre parcel, which is currently zoned as R-1 (Residential Single-Family). The development is proposed to be a 10-unit residential development, consisting of 10 single-family detached homes. The development is proposed to be a 10-unit residential development, consisting of 10 single-family detached homes. The development is proposed to be a 10-unit residential development, consisting of 10 single-family detached homes.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



Middle Township  
 Cape May County, New Jersey  
 Pulways Major Site Plan - Phase 2A  
 1/2" = 1'

Map Middle Township Cape May County, New Jersey Pulways Major Site Plan - Phase 2A 1/2" = 1'	Robert A. Williams Professional Engineer License No. 12345 State of New Jersey 1/27/21 1/27/21 2/21/21 3/21/21 4/21/21 5/21/21 6/21/21 7/21/21 8/21/21 9/21/21 10/21/21 11/21/21 12/21/21
--	---

**"Exhibit F"**

Amended and Restated Percentage Interest Schedules – Interim and Full Buildout

**The Fairways at Laguna Oaks, a Condominium**

**Amended and Restated Interim Percentage Interest Schedule**

**(Based on 79 Units)**

Phase*	Building	Address**	Percentage Interest***
1	1	100 Bay Breeze Boulevard	1.2658%
1	1	102 Bay Breeze Boulevard	1.2658%
1	1	104 Bay Breeze Boulevard	1.2658%
1	1	106 Bay Breeze Boulevard	1.2658%
1	1	108 Bay Breeze Boulevard	1.2658%
2	3	200 Bay Breeze Boulevard	1.2658%
2	3	202 Bay Breeze Boulevard	1.2658%
2	3	204 Bay Breeze Boulevard	1.2658%
2	3	206 Bay Breeze Boulevard	1.2658%
2	3	208 Bay Breeze Boulevard	1.2658%
2	3	210 Bay Breeze Boulevard	1.2658%
3	2	201 Bay Breeze Boulevard	1.2658%
3	2	203 Bay Breeze Boulevard	1.2658%
3	2	205 Bay Breeze Boulevard	1.2658%
3	2	207 Bay Breeze Boulevard	1.2658%
3	2	209 Bay Breeze Boulevard	1.2658%
3	2	211 Bay Breeze Boulevard	1.2658%
3	2	215 Bay Breeze Boulevard	1.2658%
4	5	300 Bay Breeze Boulevard	1.2658%
4	5	302 Bay Breeze Boulevard	1.2658%
4	5	304 Bay Breeze Boulevard	1.2658%
4	5	306 Bay Breeze Boulevard	1.2658%
4	5	308 Bay Breeze Boulevard	1.2658%
4	5	310 Bay Breeze Boulevard	1.2658%
4	5	312 Bay Breeze Boulevard	1.2658%
5	4	301 Bay Breeze Boulevard	1.2658%
5	4	303 Bay Breeze Boulevard	1.2658%
5	4	305 Bay Breeze Boulevard	1.2658%
5	4	307 Bay Breeze Boulevard	1.2658%
5	4	309 Bay Breeze Boulevard	1.2658%
5	4	311 Bay Breeze Boulevard	1.2658%

6	7	400 Bay Breeze Boulevard	1.2658%
6	7	402 Bay Breeze Boulevard	1.2658%
6	7	404 Bay Breeze Boulevard	1.2658%
6	7	406 Bay Breeze Boulevard	1.2658%
6	7	408 Bay Breeze Boulevard	1.2658%
6	7	410 Bay Breeze Boulevard	1.2658%
6	7	412 Bay Breeze Boulevard	1.2658%
7	6	401 Bay Breeze Boulevard	1.2658%
7	6	403 Bay Breeze Boulevard	1.2658%
7	6	405 Bay Breeze Boulevard	1.2658%
7	6	407 Bay Breeze Boulevard	1.2658%
7	6	409 Bay Breeze Boulevard	1.2658%
7	6	411 Bay Breeze Boulevard	1.2658%
7	6	415 Bay Breeze Boulevard	1.2658%
8	9	700 Sunset Lane	1.2658%
8	9	702 Sunset Lane	1.2658%
8	9	704 Sunset Lane	1.2658%
8	9	706 Sunset Lane	1.2658%
9	10	708 Sunset Lane	1.2658%
9	10	710 Sunset Lane	1.2658%
9	10	712 Sunset Lane	1.2658%
9	10	714 Sunset Lane	1.2658%
10	8	101 Bay Breeze Boulevard	1.2658%
10	8	103 Bay Breeze Boulevard	1.2658%
10	8	105 Bay Breeze Boulevard	1.2658%
10	8	107 Bay Breeze Boulevard	1.2658%
10	8	109 Bay Breeze Boulevard	1.2658%
13	13	201 Mallard Pond Lane	1.2658%
13	13	203 Mallard Pond Lane	1.2658%
13	13	205 Mallard Pond Lane	1.2658%
13	13	207 Mallard Pond Lane	1.2658%
12	12	300 Mallard Pond Lane	1.2658%
12	12	302 Mallard Pond Lane	1.2658%
12	12	304 Mallard Pond Lane	1.2658%
12	12	306 Mallard Pond Lane	1.2658%

11	11	100 Mallard Pond Lane	1.2658%
11	11	102 Mallard Pond Lane	1.2658%
11	11	104 Mallard Pond Lane	1.2658%
11	11	106 Mallard Pond Lane	1.2658%
15	15	201 Moon Bay Court	1.2658%
15	15	203 Moon Bay Court	1.2658%
15	15	205 Moon Bay Court	1.2658%
15	15	207 Moon Bay Court	1.2658%
14	14	101 Moon Bay Court	1.2658%
14	1	103 Moon Bay Court	1.2658%
14	14	105 Moon Bay Court	1.2658%
14	14	107 Moon Bay Court	1.2658%
14	14	109 Moon Bay Court	1.2658%
		<b>TOTAL: 79 UNITS</b>	<b>100%</b>

\*Developer, Landowner and Builder have each reserved the right to annex the phases in any order and at any time.

\*\*The above addresses for the Units have been assigned by the Cape May Township Tax Assessor and/or Post Office and are subject to change, at any time, at the discretion of the Cape May Tax Assessor and/or Post Office. Such changes do not affect the percentage interest assigned to each Unit, as stated above. The addresses for the Additional Units shall be added at such time as the Additional Units are annexed to the Condominium.

\*\*\*The Condominium is an expandable condominium which will consist of a maximum of one hundred (100) Units at full occupancy. Developer has reserved the right to annex the Units to the Condominium for a period of fifteen (15) years from the date of recordation of this Amended and Restated Master Deed, as described in Article III hereof. As the Units are annexed to the Condominium, each Unit will be assigned a provisional percentage of ownership interest in the General Common and Limited Common Elements with the total percentage aggregating to 100% based on the total number of Units then annexed to the Condominium. The provisional percentage of ownership assigned to each Unit will be automatically decreased proportionately in relation to the new, additional Units being annexed to the Condominium (up to a maximum of 100 Units) upon recordation of a duly recorded amendment to this Amended and Restated Master Deed.

Whenever the individual percentages, when totaled, do not equal 100%, the necessary proportionate number necessary to equal 100% shall be allocated first to Unit 1, thence to Unit 2 and in consecutive order until the total of all Units shall equal 100%.

**The Fairways at Laguna Oaks, a Condominium**

**Amended and Restated Percentage Interest Schedule based on Full Occupancy (100 Units)**

<b>Phase*</b>	<b>Building</b>	<b>Address**</b>	<b>Percentage Interest</b>
1	1	100 Bay Breeze Boulevard	1.0%
1	1	102 Bay Breeze Boulevard	1.0%
1	1	104 Bay Breeze Boulevard	1.0%
1	1	106 Bay Breeze Boulevard	1.0%
1	1	108 Bay Breeze Boulevard	1.0%
2	3	200 Bay Breeze Boulevard	1.0%
2	3	202 Bay Breeze Boulevard	1.0%
2	3	204 Bay Breeze Boulevard	1.0%
2	3	206 Bay Breeze Boulevard	1.0%
2	3	208 Bay Breeze Boulevard	1.0%
2	3	210 Bay Breeze Boulevard	1.0%
3	2	201 Bay Breeze Boulevard	1.0%
3	2	203 Bay Breeze Boulevard	1.0%
3	2	205 Bay Breeze Boulevard	1.0%
3	2	207 Bay Breeze Boulevard	1.0%
3	2	209 Bay Breeze Boulevard	1.0%
3	2	211 Bay Breeze Boulevard	1.0%
3	2	215 Bay Breeze Boulevard	1.0%
4	5	300 Bay Breeze Boulevard	1.0%
4	5	302 Bay Breeze Boulevard	1.0%
4	5	304 Bay Breeze Boulevard	1.0%
4	5	306 Bay Breeze Boulevard	1.0%
4	5	308 Bay Breeze Boulevard	1.0%
4	5	310 Bay Breeze Boulevard	1.0%
4	5	312 Bay Breeze Boulevard	1.0%
5	4	301 Bay Breeze Boulevard	1.0%
5	4	303 Bay Breeze Boulevard	1.0%
5	4	305 Bay Breeze Boulevard	1.0%
5	4	307 Bay Breeze Boulevard	1.0%
5	4	309 Bay Breeze Boulevard	1.0%
5	4	311 Bay Breeze Boulevard	1.0%
6	7	400 Bay Breeze Boulevard	1.0%
6	7	402 Bay Breeze Boulevard	1.0%
6	7	404 Bay Breeze Boulevard	1.0%
6	7	406 Bay Breeze Boulevard	1.0%
6	7	408 Bay Breeze Boulevard	1.0%

6	7	410 Bay Breeze Boulevard	1.0%
6	7	412 Bay Breeze Boulevard	1.0%
7	6	401 Bay Breeze Boulevard	1.0%
7	6	403 Bay Breeze Boulevard	1.0%
7	6	405 Bay Breeze Boulevard	1.0%
7	6	407 Bay Breeze Boulevard	1.0%
7	6	409 Bay Breeze Boulevard	1.0%
7	6	411 Bay Breeze Boulevard	1.0%
7	6	415 Bay Breeze Boulevard	1.0%
8	9	700 Sunset Lane	1.0%
8	9	702 Sunset Lane	1.0%
8	9	704 Sunset Lane	1.0%
8	9	706 Sunset Lane	1.0%
9	10	708 Sunset Lane	1.0%
9	10	710 Sunset Lane	1.0%
9	10	712 Sunset Lane	1.0%
9	10	714 Sunset Lane	1.0%
10	8	101 Bay Breeze Boulevard	1.0%
10	8	103 Bay Breeze Boulevard	1.0%
10	8	105 Bay Breeze Boulevard	1.0%
10	8	107 Bay Breeze Boulevard	1.0%
10	8	109 Bay Breeze Boulevard	1.0%
11	11	100 Mallard Pond Lane	1.0%
11	11	102 Mallard Pond Lane	1.0%
11	11	104 Mallard Pond Lane	1.0%
11	11	106 Mallard Pond Lane	1.0%
12	12	300 Mallard Pond Lane	1.0%
12	12	302 Mallard Pond Lane	1.0%
12	12	304 Mallard Pond Lane	1.0%
12	12	306 Mallard Pond Lane	1.0%
13	13	201 Mallard Pond Lane	1.0%
13	13	203 Mallard Pond Lane	1.0%
13	13	205 Mallard Pond Lane	1.0%
13	13	207 Mallard Pond Lane	1.0%
15	15	201 Moon Bay Court	1.0%
15	15	203 Moon Bay Court	1.0%
15	15	205 Moon Bay Court	1.0%
15	15	207 Moon Bay Court	1.0%
14	14	101 Moon Bay Court	1.0%
14	14	103 Moon Bay Court	1.0%
14	14	105 Moon Bay Court	1.0%
14	14	107 Moon Bay Court	1.0%
14	14	109 Moon Bay Court	1.0%



