

MASTER DEED
FOR
TAVISTOCK, A CONDOMINIUM

PREPARED BY:

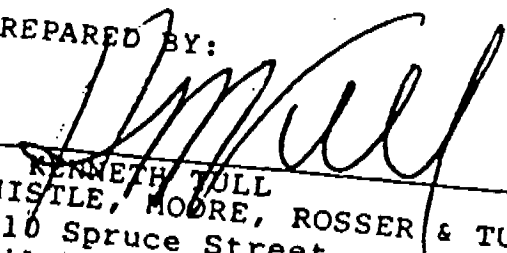

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MASTER DEED

FOR

TAVISTOCK, A CONDOMINIUM

THIS MASTER DEED, made this 16th day of October 1984, by HADDONFIELD ASSOCIATES, INC., a New Jersey Corporation, having an office at Kings Highway and Park Boulevard, Cherry Hill, New Jersey, hereinafter referred to as "Sponsor".

WHEREAS, Sponsor is the owner of the fee simple title to those lands and premises in Cherry Hill Township, Camden County, New Jersey, more particularly described in Exhibit "A" attached hereto and made a part hereof, which lands consist of an area of approximately 40± acres in the aggregate; and

WHEREAS, it is the intention of the Sponsor to construct, among other things, a 324 unit residential development on the lands and premises described in Exhibit "A"; and in connection therewith, to establish a condominium form of ownership therefor pursuant to the New Jersey Condominium Act, (N.J.S.A. 46:8B-1 et seq); but on a phased or sectional basis, as listed below by Section or Phase Number, Anticipated Number of Units, Acreage and Exhibit more particularly descriptive thereof.

<u>Section or Phase Number</u>	<u>No. of Units (Anticipated)</u>	<u>Acreage</u>	<u>Exhibits</u>
1	68		
2	36	11.25	B-1
3	56	3.85	B-2
4	48	7.16	B-3
5	60	4.18	B-4
6	56	6.69	B-5
		6.62	B-6

WHEREAS, the Sponsor now desires to submit Sections 1 and 2 more particularly described in Exhibits "B-1" and "B-2" to the provisions of the New Jersey Condominium Act (N.J.S.A. 46:8B-1 et seq.), and, to reserve to itself, as Sponsor, the option to expand the condominium thus created by subjecting to and/or incorporating or annexing therein, by later amendment of this Master Deed, Sections 3 through 6, as more particularly described in Exhibits "B-3" through "B-6".

W I T N E S S E T H:

ARTICLE 1

ESTABLISHMENT OF CONDOMINIUM

The Sponsor does hereby submit, declare and establish "Tavistock, A Condominium" in accordance with N.J.S.A. 46:8B-1 et seq. for those lands and premises described on Exhibits "B-1" and "B-2", all as shown on the Land Surveys prepared by Pennoni & Associates, Inc., attached hereto and made a part hereof as Exhibit "C", as well as for those Buildings, Units, Common Elements and other improvements now or hereafter constructed on, upon, over or through such lands and premises, all as more particularly shown on the Site and Floor Plans therefor prepared by Pennoni Associates, Inc. and Gary H. Kanalstein & Associates, P.A. respectively, collectively attached hereto and made a part hereof or referred to in Exhibit "D", reserving nevertheless to Sponsor, the option to expand the Condominium hereby established in accordance with Article XX hereof.

ARTICLE II

DEFINITIONS

For the purposes hereof, the following terms shall have the following meanings unless the context in which they are utilized clearly indicates otherwise:

(a). "Additional Real Estate" shall mean all or any portion of the real property designated as Sections B-3 through B-6 and described in Exhibits B-3 through B-6 attached hereto.

(b). "Articles of Incorporation" shall mean the Articles of Incorporation of the Association, a copy of which document is attached hereto and made a part hereof as Exhibit "E", together with all future amendments or supplements thereto.

(c). "Assessment" shall mean a share of the funds required for the payment of expenses which from time to time is assessed against a Unit Owner for the cost of maintaining, repairing and managing the Condominium.

(d). "Association" shall mean Tavistock Condominium Association, a New Jersey non-profit corporation, formed to administer, manage and operate the common affairs of the Unit Owners of the Condominium as provided in this Master Deed and the By-Laws.

(e). "Board" shall mean the Board of Directors of the Association and any reference herein or in the Articles of Incorporation, By-Laws or Rules and Regulations to any power, duty right

of approval or any other right of the Association shall be deemed to refer to the Board and not the Membership of the Association unless the context expressly indicates to the contrary.

(f). "Building" shall mean each of the enclosed structures containing Units.

(g). "By-Laws" shall mean the By-Laws of the Association, a copy of which document is attached hereto and made a part hereof as Exhibit "F", together with all future amendments or supplements thereto.

(h). "Common Elements" shall have the same meaning as "Common Elements" under N.J.S.A. 46:8B-3(d), shall encompass all portions of the Condominium other than the Units, and shall include by way of general description but not by way of limitation all of the following, whether now or hereafter constructed in the Condominium.

(i). The land, including but not limited to the land on which the Buildings are located, and all portions of the Buildings which are not included in a Unit;

(ii). The foundations, structural and bearing parts, supports, main walls, basements and roofs of the Buildings, and all other elements of the Buildings necessary or convenient to their existence, management, operation, maintenance and safety or normally in common use;

(iii). The trimwork of the Buildings;

(iv). The crawl space beneath or above any Unit or Units;

(v). The exterior surface of Unit (entrance) doors and windows (exclusive of glass), together with the exterior surface of their frames, hinges, sills and assemblies;

(vi). The yards, gardens, shrubbery, courtyards, open spaces, walkways, parking areas, and driveways on the land, excluding any specifically limited or reserved to a particular Unit or group of Units;

(vii). Recreational facilities, including swimming pool, clubhouse/cabana, and tennis courts;

(viii). All central services and utilities, their component parts, and all connections incidental thereto, including, but not limited to, water lines, sewer and drain lines, and gas and electric lines;

(ix). Such facilities or other portions of the Condominium other than the Units as shown and designated on the Plans.

(i). "Common Expenses" shall mean and include the actual and estimated expenses for which the Unit Owners are proportionately liable, including but not limited to: (i) Expenses of administration, maintenance, care, upkeep, protection, insurance, surveillance, repair, replacement and operation of the Condominium and Common Elements, including but not limited to, common area water, common area electric, trash removal, snow removal, landscaping care, swimming pool, clubhouse/cabana and tennis court supplies and care, office expenses and management fees; (ii) Expenses incurred for legal and accounting services; (iii) Expenses incurred for liability, fire, casualty and fidelity insurance, and all other expenses incurred by the Association or its respective directors, officers, agents or employees, in the lawful performance of their respective duties or powers; (iv) Expenses of administering the Association and all of its real and personal property; (v) Expenses agreed upon as common by all Unit Owners; (vi) Expenses specifically designated as common expenses in this Master Deed; and (vii) Any reasonable reserves for the foregoing.

(j). "Condominium, Complex, Property or Condominium Property" shall mean: (i) all lands and premises described in Exhibits "B-1" and "B-2", and all lands and premises described in Exhibits "B-3" through "B-6", if and when incorporated into the Condominium; (ii) all improvements now or hereafter constructed in, upon, over, or through such lands and premises, whether or not shown on any Exhibit hereto; and (iii) all rights, roads, waters, privileges and appurtenances thereto belonging or appertaining; and (iv) the entire entity created by the execution and recording of this Master Deed.

(k). "Condominium Act" or "Act" shall mean the provisions of N.J.S.A. 46:8B-1 et seq., and all applicable amendments and supplements thereto.

(l). "First Mortgage" shall mean and refer to any first mortgage lien encumbering a Unit which is held by a bank, mortgage banker, trust company, insurance company, savings and loan association, pension fund, governmental agency, or other financial institution, or which is a purchase money mortgage held by the Sponsor or by the Seller of a Unit.

(m). "Institutional Lender" shall mean any bank, mortgage banker, trust company, insurance company, savings and loan association, governmental agency, or other financing institution or pension fund, which is the record owner or holder of a first mortgage loan which encumbers any Unit, or any insurer or guarantor thereof.

(n). "Lease" shall mean any agreement for the leasing or rental of any Unit, including any sublease.

(o). "Limited Common Elements" shall mean those Common Elements which are designated for the use of that Unit to which such Common Elements are assigned or appurtenant and which are limited and restricted to the sole and exclusive use of the Owner of such Unit and shall, in this Condominium, include:

(i) the concrete pads upon which are situate the equipment providing heating and/or air conditioning to the Dwelling Units. (Each concrete pad is a Limited Common Element assigned or appurtenant to the Units having heating and air conditioning equipment situated on such pads.)

(ii) the patio and/or terraces and storage sheds physically appurtenant to each Unit as shown on the Plan;

(iii) shared walkways, lobbies, corridors, vestibules and/or hallways leading to the exterior entrances of the Units; and

(iv) the portions of any chimneys and flues (situated solely within the Units) serving fireplaces located within Dwelling Units.

(p). "Limited Common Element Expense" means any Common Expense associated with the maintenance, repair or replacement of a Limited Common Element.

(q). "Master Deed" shall mean this instrument together with all future amendments or supplements hereto.

(r). (i) "Section 1" shall mean the land and premises described in Exhibit "B-1" and all improvements now or hereafter constructed on, upon, over or through such lands and premises.

(ii) "Section 2" shall mean the land and premises described in Exhibit "B-2" and all improvements now or hereafter constructed on, upon, over or through such lands and premises.

(iii) "Section 3" shall mean the land and premises described in Exhibit "B-3" and all improvements now or hereafter constructed on, upon, over or through such lands and premises.

(iv) "Section 4" shall mean the land and premises described in Exhibit "B-4" and all improvements now or hereafter constructed on, upon, over or through such lands and premises.

(v) "Section 5" shall mean the land and premises described in Exhibit "B-5" and all improvements now or hereafter constructed on, upon, over or through such lands and premises.

(vi) "Section 6" shall mean the land and premises described in Exhibit "B-6" and all improvements now or hereafter constructed on, upon, over or through such lands and premises.

(s). "Plan" or "Plans" shall mean the Land Survey(s) or Site or Floor or other Plan(s) of the Condominium, together with the and graphic diagrams of the Buildings, Units and Common Elements,

collectively attached hereto as Exhibits "C" and "D", as such Plan or Plans may be amended from time to time.

(t). "Rules and Regulations" shall mean the rules and regulations adopted from time to time by the Board regulating the appearance, use and maintenance of the Condominium and its Common Elements.

(u). "Sponsor" shall mean and refer to Haddonfield Associates, Inc., a New Jersey Corporation, its successors and assigns, (excluding other Unit Owners not affiliated with nor controlled by Sponsor) and includes any successor Sponsor contemplated by Article XXIII of this Master Deed.

(v). "Unit" shall mean a part of the Condominium designated and intended for independent ownership and use, all as more specifically described in Article IV hereof and shown on Exhibits "C" and "D" hereof.

(w). "Unit Designation" shall mean the number, or combination thereof, designating each Unit.

(x). "Unit Owner(s)" shall mean those persons or entities in whom record fee simple title to any Unit is vested as shown in the records of the Register of Camden County, New Jersey, including the Sponsor unless the context expressly indicates otherwise, but notwithstanding any applicable theory of mortgage, shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title to any such Unit pursuant to foreclosure proceedings or any proceeding in lieu of foreclosure, nor shall the term "Unit Owner" refer to any lessee or tenant of a Unit Owner.

Unless the context clearly indicates otherwise, all definitions set forth in N.J.S.A. 46:8B-3 are incorporated herein by reference and the definitions set forth above shall be used in conjunction therewith.

ARTICLE III

GENERAL DESCRIPTION OF CONDOMINIUM

The Sponsor will construct and the Condominium, (unless and until changed by amendment to this Master Deed expanding the Condominium in accordance with Article XX hereof), will include generally: (i) the lands and premises described in Exhibits "B-1" and "B-2" consisting of 15+ acres; (ii) 104 residential units contained in ten (10) Buildings of two story <exclusive of lofts> garden-type appearance; (iii) recreational facilities, namely a swimming pool, clubhouse/cabana and tennis courts; (iv) 209 parking spaces; (v) planted areas and (vi) certain other improvements, including, but

not limited to, interior roads, all as shown in the various plans attached hereto as Exhibits "C" and "D", as the same may be amended from time to time and all rights, privileges and appurtenances thereto belonging or appertaining, all of which will, when completed, be subject to a condominium form of ownership and the provisions of this Master Deed.

ARTICLE IV

DESCRIPTION OF UNITS, ESTATE ACQUIRED, INTEREST IN COMMON ELEMENTS AND UNIT DESIGNATION

Each Unit shall consist of that volume of space bounded by the upper surface of the uppermost ceiling of the unit, by the lower surface of the lowest subfloor of the unit, and by the undecorated interior surfaces of the units exterior walls (including vents, doors and windows), and shall for all purposes constitute a separate parcel of real property which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other parcel of real property, independently of all other parts of the Property, subject only to the provisions of this Master Deed.

Each Unit is shown, representationally, as to type, in one of the sample floor plans attached hereto and made a part hereof or referred to in Exhibit "D", which detail, again, by way of generally representative sample, the lay-out of each Unit, by type, the number of rooms therein, and their approximate area.

Each Unit shall be bounded as to both horizontal and vertical boundaries as shown graphically in Exhibit "D", subject to such encroachments as are contained in the Buildings, whether such encroachments exist now or are created by settlement or movement of the Buildings, or by permissible repairs, reconstruction or alterations.

Each Unit shall include all appliances, fixtures and all other improvements located within such Unit which are exclusive to such Unit and shall include, but not limited to, the following individual appurtenances:

- (a). the air space enclosed by the boundaries;
- (b). all non-bearing walls, partitions and dividers which are wholly contained within said title lines (excluding pipes, ducts, wires or conduits or other Common Elements contained therein, as herein defined);

(c). all doors, together with their frames, hinges and sills and assemblies set in the interior walls of the Unit and which are wholly contained within the title lines of the Unit, all window and sliding door glass, all window and sliding door frames, hinges, sills and assemblies, up to the exterior unit side surface thereof, and the Unit side (i.e. interior) surfaces of all Unit (entrance) doors up to the exterior unit side surface thereof, all windows, together with the Unit side surfaces of their frames, hinges, sills and assemblies, and all Unit window and door locks <including Unit entrance door locks>;

(d). all electrical receptacles, outlets, switches and circuit breakers located in the ceiling, walls or floors of a Unit; all electrical wires which extend from the ceilings, walls or floors into the interior air space of a Unit; all electrical heating and air-conditioning units, fixtures, appliances, machinery and equipment located within the boundaries of the Unit;

(e). the complete heating and air-conditioning systems (including compressors and ducts) located within the boundaries of the Unit serving only the Unit;

(f). all plumbing fixtures, pipes, ducts and wiring serving only the Unit;

(g). all baseboards located within the boundaries of the Unit;

(h). all utility meters now owned by the public utility agency supplying service to the Unit and located therein;

(i). the carpeting and floor coverings within the boundaries of the Unit.

Each Unit Owner shall also acquire, as an appurtenance to each Unit, an undivided percentage interest or share in the Common Elements of the Condominium as set forth in Exhibit "G", attached hereto and made a part hereof, subject to reallocation as herein provided. This percentage shall be used to allocate the division of proceeds, if any, resulting from any casualty loss, any eminent domain proceedings, any common surplus (excess of all common receipts over all common expenses) or from any other disposition of the Condominium Property. The undivided percentage interest or share set forth in Exhibit "G" is expressed as a finite number to avoid an indeterminable series of digits. These percentages in the Common Elements and Common Expenses of the Condominium shall remain fixed, unless and until they are changes by an amendment to this Master Deed expanding the Condominium in accordance with Article XX hereof.

Each Unit shall include and the same shall pass with each Unit as an inseparable appurtenance thereto, whether or not separately described, conveyed or encumbered, all of the rights, title and interest of a Unit Owner in the Condominium, which shall include but not be limited to:

(a). An undivided percentage interest in and of the Common Elements and Expenses, as hereinbefore set forth.

(b). Easements for the benefit of the Unit.

Each Unit shall also include, and each Unit Owner shall acquire as an appurtenance to each Unit, the Limited Common Elements described in Article II(o) hereof, and more particularly described and shown on the Plans, and the same shall pass with each Unit as an inseparable appurtenance thereto, whether or not separately described, conveyed or encumbered in any deed, mortgage or other conveyance for a Unit. Each Unit Owner shall have full individual responsibility for keeping the patio and/or terrace and storage shed appurtenant to his Unit clean and free of debris and snow. The Association shall not be responsible for the security or insurance for items kept by Unit Owners in or on the patio and/or terrace and storage shed appurtenant to any Unit, and except as hereinabove specifically stated, the Association shall be responsible for the maintenance, repairs and replacement of the Limited Common Elements described in Article II (o) hereof and any expense incurred in connection therewith shall be a Common Expense within the meaning set forth in Article II (i) for which the Unit Owners are proportionately liable.

Each unit is and shall hereafter be designated by a unique 3 digit number. Each unit and its designation are shown on the Site Plan (i.e. one of the Exhibit "D" attachments). Each such 3 digit number is the mailing address of the Unit referenced to Tavistock Drive, as shown on the Site Plan. Each Unit is identified by type - i.e. 1 bedroom, 1 bedroom with loft, 2 bedroom, 2 bedroom with loft, etc.) - in Exhibit "G", which as previously stated, also sets forth the individual percentage interest or share in the Common Elements appurtenant to each Unit.

ARTICLE V

MEMBERSHIP IN THE TAVISTOCK CONDOMINIUM ASSOCIATION

Upon acceptance of a deed to a Unit each Unit Owner shall automatically become a member of the Tavistock Condominium Association and shall be a member for so long as he shall hold legal title to his Unit subject to all provisions of this Master Deed, the New Jersey Condominium Act, the Articles of Incorporation, and the By-Laws and Rules and Regulations which may now or hereafter be established for or by the Association. The Sponsor shall be a member of the Tavistock Condominium Association with respect to all Units owned by it and with respect to all Units that the Sponsor reserves the right to incorporate and/or annex into the Condominium in accordance with Article XX hereof, as provided for

in this Master Deed, the New Jersey Condominium Act, the Articles of Incorporation, the By-Laws and Rules and Regulations now or hereafter established by the Association.

ARTICLE VI

COVENANT FOR MAINTENANCE AND CAPITAL IMPROVEMENT ASSESSMENTS

It shall be an affirmative and perpetual obligation of the Board to fix Common Expense assessments in an amount at least sufficient to maintain the exterior of the Buildings and to maintain and operate the Common Elements as contemplated by this Master Deed or the By-Laws and as required by the provisions of the Condominium Act. The amount of monies for Common Expenses of the Association and the manner of expenditure thereof shall be a matter for the sole discretion of the Board.

Every Unit Owner, by acceptance of a deed or other conveyance for a Unit, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association such sums, by way of annual or special Common Expense assessments contemplated herein or in the By-Laws. Upon the conveyance of title to a Unit, the portion of the then current annual assessment payable by the new Unit Owner shall be an amount which bears the same relationship to the annual assessment as the remaining number of months in the then current annual assessment period bears to twelve. Any portion of a month shall be prorated. Such first annual assessment or portion thereof for which a new Unit Owner is liable shall be immediately due upon the closing of title to the Unit.

Each purchaser of a Unit may request from the Association a certificate setting forth the amount of unpaid assessments for such Unit. The Association shall provide such certificate within ten (10) days after the request therefor. Such purchaser may rely upon such certificate, and his liability shall be limited to the amounts set forth therein. If said certificate is not requested from the Association, then the purchaser and the previous Unit Owner shall be jointly and severally liable for all unpaid assessments for such Unit which are attributable to the period ending with the date of conveyance of such Unit to said purchaser.

No Unit Owner may waive or otherwise avoid liability for Common Expenses by non-use of the Common Elements. Each such assessment shall be a continuing lien upon the Unit against which it was made and shall also be the joint and several personal obligation of the Owner of such Unit at the time when the Common Expense assessment fell due, and of each such subsequent record owner of such Unit, except as otherwise contemplated by Article XIX of this Master Deed, together with any interest thereon, late charges, or the cost of collection thereof (including reasonable attorney's fees).

Liens for unpaid Common Expense assessments may be foreclosed by suit brought in the name of the Association in the same manner as a foreclosure of a mortgage on real property. Suit to recover a money judgment for unpaid Common Expense assessments may be maintained without foreclosing the lien securing the same.

The Sponsor shall not be liable for any Common Expense assessment for any Unit until the Board makes its first assessment. The Board shall make its first assessment at the time the first Unit in the Condominium, as initially constituted, has been conveyed by Sponsor to a Unit Owner other than Sponsor. Thereafter all expenses incurred in maintaining the Common Elements shall be assessed against the Units individually owned and under actual development, provided, however, that Sponsor shall not be liable for any Common Expense assessment, if any, attributable to a Unit owned by Sponsor until it is ready for occupancy, so long as that in lieu thereof, the Sponsor shall pay to the Association, the lesser of either (1) those funds required to offset all Common Expenses in excess of the amounts charged the Unit Owners, or (2) the Common Expenses assessments otherwise chargeable to the unsold and unoccupied units.

The Board shall have the right to make assessments against any one or more Units to provide services which are exclusively for such Units, including, but not limited to, the improvement and maintenance of Common Elements and Limited Common Elements used principally by or benefitting the Owners of such Units. Limited Common Element Expenses associated with Limited Common Elements assigned to, shared by or appurtenant to more than one Unit may, in the discretion of the Board, be assessed equally to the Owners of such Units.

ARTICLE VII

COMMON EXPENSES; RESPONSIBILITIES OF OWNERS; DAMAGE DUE TO NEGLIGENCE, OMISSION OR MISUSE

The annual Common Expense assessments levied by the Board shall be used for providing services to the members of the Association, and for promoting the health, safety, pleasure and welfare of the members of the Association, including, but without limitation; the maintenance and repair of the exterior and roofs of the Buildings, including but not limited to cleaning, painting and repainting the exterior surfaces and finishes; roof repairs, maintenance, repair and replacement of the Common Elements; payment of all taxes and insurance premiums; all costs and expenses incidental to the operation and administration of the Association; and, such other items as may from time to time be deemed appropriate by the Board.

Each Unit Owner shall promptly furnish, perform, and be responsible for, at his own expense, all of the maintenance, repairs and replacements within his own Unit, provided however: (i) such maintenance repairs and replacements as may be required for the functioning of the common plumbing, heating, air conditioning, mechanical, electrical and water supply systems within the Buildings shall be furnished by the Association; and (ii) the Association, its agents and employees may effect emergency or other necessary repairs which the Unit Owner has failed to perform; but any and all expenses incurred pursuant to the foregoing provisions shall be the responsibility of the Unit Owners affected thereby. Except as hereinbefore provided, maintenance, repairs and replacements of the plumbing fixtures and systems, windows, doors, patios, terraces, electrical wiring and receptacles, appliances and equipment, and lighting fixtures within any Unit which are not common shall be the Unit Owner's responsibility, at his sole cost and expense, and if any Unit Owner fails to perform such work the Condominium Association may do so on the Unit Owner's behalf and charge the reasonable expenses thereof to the Unit Owner. Maintenance, repair, replacement, cleaning and washing of all wallpaper, paint, paneling, floor covering, draperies, and windows appurtenant to any Unit shall also be the Unit Owner's responsibility, at his sole cost and expense.

If, due to the negligent act or omission of or misuse by a Unit Owner, or a member of his family or a household pet, or a guest, occupant, invitee or visitor (whether authorized or unauthorized by the Unit Owner), damage shall be caused to the Common Elements, or to a Unit(s) owned by others, or maintenance, repairs or replacements shall be required which would otherwise be a Common Expense, then the Unit Owner directly or indirectly so responsible shall pay for such damage and be liable for any damages, liability, cost and expense, including attorney's fees, caused by or arising out of such circumstances; and such maintenance, repairs and replacements to the Common Elements or the Unit(s) shall be subject to the By-Laws and the Rules and Regulations.

ARTICLE VIII

EASEMENTS

(a). Sponsor hereby reserves unto itself, its legal representatives, successors and assigns, the following easements with respect to the Property:

(i). a blanket and non-exclusive easement in, upon, through and over the Common Elements for the purpose of construction, installation, maintenance and repair of the existing Buildings and appurtenances thereto, for ingress to and egress from all Units, with notice, at a reasonable hour, except in the case of emergencies, and all Common Elements and any other facilities, including, without limitation, roadways and parking areas, and existing and future model Units for sales promotion and exhibition, until the expiration of five (5) years from the date of delivery of the unit deed for the final Unit to be conveyed by the Sponsor.

(ii). a blanket and non-exclusive easement in, upon, through, under, across and over any Unit for a period of five (5) years after the date of delivery of the unit deed for such purposes as may be reasonably necessary for the Sponsor or its agents to complete the Condominium or service any Unit of the Condominium; provided, however, that this easement and right of access may only be used upon reasonable notice at reasonable hours, except in the case of emergency.

(iii). a blanket and non-exclusive easement in, upon, through and over the Common Elements for the purpose of installation, maintenance, repair and replacement of all sewer, water, power and telephone lines, pipes, mains, conduits, transformers and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility systems serving the Condominium for a period of five (5) years after the date the final Unit is conveyed by the Sponsor.

(b). Each and every Unit Owner, his legal representatives, heirs, executors, administrators and assigns, shall have the following perpetual easements with respect to the Property:

(i). a non-exclusive easement in, upon, over, under, across and through the Common Elements to keep, maintain, use, operate, repair and replace his Unit in its original position and in every subsequent position to which it changes by reason of the gradual forces of nature and the elements;

(ii). an exclusive easement for the existence and continuance of any encroachment by his Unit on any adjoining Unit or upon any Common Elements, now existing as a result of the construction of the Buildings, or which may come into existence hereafter as a result of the reconstruction, repair, shifting, settlement, new construction, movement of any portion of the Buildings or of a Unit, or as a result of condemnation of eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the building stands;

(iii). an exclusive easement to use and enjoy the surfaces of the main walls, including any windows, doors, ceilings, floors, patio, terrace(s), or storage shed contained within or appurtenant to his Unit;

(iv). an easement in common with the owners of all the other Units to use all pipes, wires, ducts, cables, conduits, public utility lines, and other Common Elements located in any of the other Units and serving his Unit;

(v). a non-exclusive easement in favor of the said Unit Owner or his guests, invitees, licensees, tenants and servants, for pedestrian traffic, on, over, through, and across sidewalks and paths and walkways as the same may from time to time exist, the unimproved portion of the land, and the Buildings, and vehicular traffic on, over, through and across the driveways and the parking area portion of the Common Elements.

(vi). an exclusive easement for the installation, repair, maintenance, use, removal and/or replacement of any recessed medical cabinets, a part of which cabinet is located in the portion of a wall adjacent to a Unit which is a part of the Common Elements; for the installation, repair, maintenance, use, removal and/or replacement of overhead lighting fixtures, electrical receptacles and the like which are located in a portion of the ceiling or wall adjacent to a Unit which is part of the Common Elements (provided that the installation, repair, maintenance, use, removal or the replacement of such fixtures, receptacles and the like will not unreasonably interfere with any part of the Common Elements or impair or structurally weaken the Building; for the installation (if done by Sponsor), repair, maintenance, use or removal and/or replacement (if done by Sponsor) of any fireplace, a part of which fireplace is located in the ceiling or wall adjacent to a Unit which is part of the Common Elements; for driving and removing nails, screws and bolts from the interior surface of the walls of a Unit into the portion of such walls which are part of the Common Elements (provided that such action will not unreasonably interfere with the use of any part of the Common Elements or impair or structurally weaken the Buildings); for the installation, repair, maintenance, use, removal and/or replacement of utility pipes, ducts, electrical wiring and all other utility lines and conduits which are a part of a Unit and which pass across or through a portion of the Common Elements; for applying and removing paint, wallpaper, paneling or any of them, to and from the Unit-side surface and otherwise decorating, cleaning and maintaining the same.

The easements hereunder are subject to the right of the Association to promulgate rules and regulations for the use and enjoyment of the Common Elements; suspend the enjoyment and voting rights of any Unit Owner for a period during which any assessment for Common Expenses remains unpaid, or for any period during which any infraction of its published rules and regulations continues, it being understood that any suspension for either nonpayment of any assessment or a breach of the rules and regulations of the Association shall not constitute a waiver or discharge of the Unit Owner's obligation to pay the assessment; charge admission and other fees for the use of the Common Elements; and such other rights as the Association shall have pursuant to the terms of this Master Deed, the Articles of Incorporation of the Association, the By-Laws of the Association, and the Laws of the State of New Jersey, the Township of Cherry Hill, the County of Camden and the Federal Government.

(c). The Property and the individual Units and Common Elements shall be burdened with and have the benefit of the following:

(i). each Unit, or portion thereof, and the Common Elements which contribute to the structural support of the Buildings shall be burdened with an easement of structural support for the benefit of the entire structure, and each Unit shall have an easement for structural support over every other Unit and the Common Elements;

(ii). The Units and Common Elements shall be and are hereby made subject to an easement in favor of all other Units and Common Elements benefited thereby for the maintenance of the encroachments referred to in this Master Deed for so long as said encroachments shall continue, provided, however, that no easement for encroachments shall be created in favor of any Unit Owner or the Association if the encroachment resulted from the unlawful conduct or negligence of such Unit Owner or the Association, as the case may be.

(d). The Association, its Board of Directors, Manager or Managing Agent, shall have the following easements with respect to the Property:

(i). a perpetual and non-exclusive right of access to each Unit for inspection of the Units for the purpose of verifying the performance by the Unit Owners of all items of maintenance and repair for which they are responsible and to remove any violations set forth in this Master Deed, the By Laws or in the Rules and Regulations promulgated by the Association, for inspection of the condition of the Common Elements situated in or accessible from such Units, for correction of emergency conditions in each Unit or casualties to such Common Elements and/or Unit, to perform any operations required in connection with the maintenance, repairs or replacements of or to the Common Elements, or any equipment, facilities or fixtures affecting or serving other Units or the Common Elements and for any of the purposes set forth in this Master Deed, the By-Laws or the Rules and Regulations of the Association, it being understood and agreed that the Association and its agents shall take reasonable steps to minimize any interference with a Unit Owner's use of his Unit resulting from the Association's exercise of the foregoing rights and any rights it may have under this Master Deed;

(ii). a perpetual and non-exclusive easement over the Property for the existence, continuance and maintenance of any Common Elements, or of any improvements owned by the Association which presently or may hereafter encroach upon a Unit; and

(iii). a perpetual and non-exclusive easement in each Unit for the installation, repair, maintenance, use, removal and/or replacement of pipes, ducts, electrical wiring, security systems and all other utility lines and conduits which are part of the Common Elements and which pass across or through a portion of a Unit or Units.

(e). Any bank, mortgage banker or other institutional lender who is the owner of a mortgage which encumbers any Unit, and its officers, agents and employees, shall have a blanket, perpetual and non-exclusive easement to enter the Condominium or any part thereof to inspect the condition and repair of the Common Elements or of any Unit so encumbered. This right shall be exercised only during reasonable daylight hours and then, whenever practicable, only after advance notice to and with the permission of the Association and the Unit Owner.

(f). The appropriate utility companies, governmental agencies or other entities shall have a blanket, perpetual and non-exclusive easement in, upon, over, across and through the Units and the Common Elements for such utility services as are desirable or necessary to serve adequately the Property and all appurtenances thereto, including, without limitation, the installation, maintenance, repair, service and replacement of all sewer, water, power and telephone lines and pipes, lines, mains, conduits, waters, poles, transformers, and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility system serving the Property.

(g). The Township of Cherry Hill, Camden County, New Jersey (but not the public in general), their respective officers, agents and employees and all police, fire and ambulance personnel in the proper performance of their respective duties (including, but not limited to, emergency or other necessary repairs to a Unit which the Unit Owner has failed to perform) shall have a perpetual non-exclusive easement to enter upon all roadways, parking areas, driveways, walkways and sidewalks for the purpose of repairing and maintaining the safety, health, welfare, police and fire protection of the citizens of said Township, including the residents of the Condominium. Except in the event of emergencies, the rights accompanying the easements provided for in this subparagraph shall be exercised only during reasonable daylight hours and then, whenever practicable, only after advance notice to and with the permission of the Association and the Unit Owner(s) directly affected thereby.

(h). In the event that the Association, or any successor organization, shall at any time fail to maintain the parking lots, driveways, and the open space portions of the Common Elements in reasonable order and condition, the Township of Cherry Hill shall have the rights as set forth in the New Jersey Municipalities Planning Code regarding the power to enter the Condominium and maintain such parking lots, driveways and open space, in order to preserve the taxable values of the Condominium and to prevent it from becoming a public nuisance.

(i). Sponsor hereby reserves unto itself, its legal representatives, successors and assigns, the right with respect to its marketing of Units, to use the Common Elements for the ingress and egress of itself, its officers, employees, agents, contractors and subcontractors and for prospective purchasers of units, including the right of such prospective purchasers to park in parking spaces. The Sponsor shall also have the right until the conveyance of the last unit it owns to erect signs on the Property in connection with its marketing of Units. Any damages to the Common Elements resulting from this easement shall be repaired by the Sponsor within a reasonable time after the completion of its sale of the Units or termination of such use of the Common Elements, whichever shall first occur. The Sponsor agrees to indemnify and to hold the Association harmless from all liabilities resulting from the use of the Common Elements in conjunction with the marketing of Units. The Sponsor shall have the right to maintain model or sample Units in connection with its marketing program for the Condominium and the Additional Real Estate in Units 161, 162, 163 and 164. Further, Sponsor shall have the right to maintain a sales office in the office space located in the clubhouse/

cabana until the conveyance of the last unit in the Additional Real Estate. The Sponsor shall have the right to relocate such model units and locate and maintain additional model units in the Condominium. In addition, the Sponsor shall have the right to locate, relocate and maintain model Dwelling Units, manager's offices, sales offices and Association offices in such Units created in the Additional Real Estate as the Sponsor shall designate from time to time in the amendments to this Master Deed recorded by the Sponsor. The rights reserved herein for the Sponsor shall remain in effect for as long as the Sponsor shall remain a Unit Owner in the Condominium, either as initially constituted or as later expanded. This section shall not be amended without the written consent of the Sponsor.

All easements and rights described and mentioned herein are easements appurtenant, running with the land and the Condominium (including, without limitation, the Units and the Common Elements) and shall be in full force and effect for the life of this Master Deed, as the same may be amended, and at all times shall inure to the benefit of and be binding upon the Sponsor, its successors and assigns, the Association and any Unit Owner, purchaser, mortgagee, lessee, and any other person having an interest in the Condominium or any Unit, Common Element or portion thereof.

ARTICLE IX

BY-LAWS AND ADMINISTRATION, CHANGES IN DOCUMENTS BY SPONSOR: POWER OF ATTORNEY

Prior to the conveyance of the first Unit in the Condominium, Sponsor may freely change, modify, amend or supplement this Master Deed, the Articles of Incorporation and/or the By-Laws.

After the conveyance of the first Unit in the Condominium, the administration of the Common Elements of the Condominium and other common facilities shall be by the Association in accordance with the provisions of the New Jersey Condominium Act, this Master Deed, the Articles of Incorporation, the By-Laws, the Rules and Regulations and of any other agreements, documents, changes, modifications, amendments or supplements to the foregoing which may be duly adopted or which may be subsequently requested or required by any Institutional Lender designated by the Sponsor or by any governmental agency having regulatory jurisdiction over the Condominium or by any title insurance company selected by Sponsor to insure title to any Unit(s).

Sponsor hereby reserves for itself, its successors and assigns, for a period of five (5) years from the date the first Unit is conveyed to an individual purchaser, the right to execute on behalf of all contract purchasers, Unit Owners, mortgagees, other lienholders or parties claiming a legal or equitable interest in the Condominium, any such agreements, documents, changes, modifications, amendments or supplements to the above described documents which may be so requested or required by any such Institutional Lender, governmental agency or title insurance company; provided, however, that no such agreement, document, amendment or supplement which adversely affects the value or substantially alters the floor plan of any Unit, or substantially increases the financial obligations

of any Unit Owner shall be without the prior written consent of the affected Unit Owner(s) and all Institutional Lenders having any mortgage(s) encumbering same; or if such agreement, document, change, modification, amendment or supplement adversely affects the priority or validity of any mortgage which encumbers any Unit, without the prior written consent of the Institutional Lenders owning such mortgages.

Notwithstanding any other provision of this Master Deed, the Articles of Incorporation or By-Laws, if any amendment or supplement to this Master Deed, the Articles of Incorporation or the By-Laws or the Condominium Plans is necessary in the judgment of the Sponsor to change, correct or supplement anything appearing or failing to appear therein which is incorrect, defective or inconsistent with anything in either this Master Deed, the Articles of Incorporation, the By-Laws, the Condominium Plans or the Act, or if such amendment or supplement is necessary to conform to the requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development or the Veterans' Administration with respect to condominium projects, the Sponsor may, for itself, its successors and assigns, for a period of five (5) years from the date the first Unit is conveyed to an individual purchaser, effect an appropriate corrective amendment or supplement on behalf of and without the approval of contract purchasers, the Unit Owners, mortgagees, or other lienholders or other parties claiming a legal or equitable interest in the Condominium, upon receipt by the Sponsor of an opinion from independent counsel to the effect that the proposed amendment or supplement is permitted by the terms of this paragraph and by the Act, together with a like opinion from an independent registered architect or licensed professional engineer, in the case of an amendment to the Plan.

By acceptance of a deed to any Unit or by the acceptance of any other legal or equitable interest in this Condominium, each and every such contract purchaser, Unit Owner, mortgagee, or other lienholder or party having a legal or equitable interest in the Condominium does automatically and irrevocably name, constitute, appoint and confirm Sponsor, its successors and assigns, as attorney-in-fact for the purpose of executing such amended Master Deed(s) or supplement(s) thereto and other instrument(s) necessary to effect the foregoing, or for subjecting all or any portion of the Additional Real Estate, namely, Sections 3 through 6, being part and parcel of the 40+ acre tract owned by Sponsor and described in Exhibit "A", to this Condominium as hereinafter set forth in Article XX of this Master Deed.

The powers of attorney aforesaid are expressly declared and acknowledged to be coupled with an interest in the subject matter hereof and the same shall run with the title to any and all Units and be binding upon the heirs, personal representatives, successors and assigns of any of the foregoing parties. Further, said powers of attorney shall not be affected by the death or disability of any principal and are intended to deliver all right, title and interest of the principal in and to said powers. Further, said powers of attorney shall be expressly declared and acknowledged in every deed from Sponsor to a Unit Owner for a Unit in the Condominium.

Each such amendment, supplement or instrument shall be effective upon its recording in the Office of the Clerk or Register of Camden County, New Jersey.

ARTICLE X

RESTRICTIONS

The Condominium is subject to all covenants, restrictions and easements of record and to the following restrictions:

(a). No Unit, except those Units owned by the Sponsor and used as sales offices, administrative offices or models, shall be used for any purpose other than that which is contemplated by this Master Deed.

(b). There shall be no obstruction of the Common Elements nor shall anything be stored in or upon the Common Elements without the prior consent of the Board.

(c). No bird, reptile, or animal of any kind shall be raised, bred or kept in any Unit or anywhere else upon the Property, except that dogs, cats or other household pets of less than twenty (20) pounds are permitted in Units, not to exceed one in the aggregate, provided that they are not kept, bred or maintained for any commercial purpose, are housed within the Unit, and abide by all applicable Rules and Regulations.

(d). No vehicles of a size larger than a panel truck and no mobile home, recreation vehicle, boat, boat trailer, inoperable vehicle, or the like shall be parked on any part of the Property unless permitted in the parking area, except in areas designated as such, or other approved by the Board, consistent with the Rules and Regulations.

(e). No portion of the Common Elements or other portion of the Property thereof shall be used or maintained for the dumping of rubbish or debris. Trash, garbage, or other waste shall be disposed of in the trash bins, containers or areas designated or approved by the Board.

(f). No exterior loudspeakers other than as may be contained in portable radios or television sets shall be permitted on any patio or terrace of any Unit without the permission of the Board.

(g). The Owner of each Unit shall not cause or permit any clothes, sheets, blankets or laundry of any kind or other articles to be hung or displayed on the outside of windows or placed on the outside windowsills, walls or patios or terraces of the Buildings or Units or in any yard areas, parking areas, or other common areas, and no signs, awnings, patio or terrace enclosures, canopies, shutters, or radio or television antennas or any type of communications aerial shall be affixed or placed upon the exterior walls or roof or any part thereof without the prior consent of the Board. Unit Owners shall not have the right to paint or otherwise decorate or change the appearance of any portion of the exterior of the Buildings (including exterior trimwork, doors and windows) or the storage

sheds or patios or terraces appurtenant thereto. No enclosure, extension, alterations or screening of the patios and/or terraces are permitted. Each Unit Owner is responsible to promptly report to the Board any defect or need for repairs, the responsibility for which is that of the Association.

(h). In order to provide for an orderly procedure in the case of title transfers, and to assist in the maintenance of a current roster of Unit Owners, the Owner of a Unit shall give the Secretary of the Association timely notice of his intent to list his Unit for sale or lease his Unit, and, prior to the closing of title or the commencement of the term of the lease, shall notify the Secretary of the names and home addresses of the purchasers or lessees.

(i). No Unit Owner or occupant shall build, plant, or maintain any matter or thing upon, in, over to under the Common Elements without the prior written consent of the Board, unless permitted by the Rules and Regulations.

(j). No Unit Owner or occupant shall burn, chop or cut anything on, over or above the Common Elements.

(k). To the extent that equipment, facilities and fixtures, within any Unit(s) shall be connected to similar equipment, facilities, or fixtures affecting or serving other Unit(s) or the Common Elements, then the use thereof by the individual Unit Owners shall be subject to this Master Deed, the By-Laws and the Rules and Regulations of the Association.

(l). Nothing shall be done or kept in any Unit or in or upon the Common Elements which will increase the rates of insurance of the Buildings or the contents thereof beyond the rates normally applicable, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or in or upon the Common Elements which will result in the cancellation of insurance on the Buildings or the contents thereof, or which will be in violation of any law.

(m). No noxious or offensive activities shall be carried on, in or upon the Common Elements or in any Unit nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other residents in the Condominium.

(n). No immoral, improper, offensive or unlawful use shall be made of any Unit; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed.

(o). Nothing shall be done to any Unit or on or in the Common Elements which will impair the structural integrity of the Buildings or which will structurally change the Buildings. No Unit Owner (other than the Sponsor) may make any structural additions, alterations or improvements in or to his Unit or in or to the Common Elements, without the prior written consent of the Board; or impair any easement without the prior written consent of the Board.

The Board shall have the obligation to answer any written request received by it from a Unit Owner for approval of a proposed structural addition, alteration or improvement to his Unit within forty-five (45) days after receipt of such request, and failure to do so within the stipulated time shall constitute a consent to the proposal. Any application to any municipal authority for a permit to make an addition, alteration or improvement in or to any Unit must be reviewed by the Board and, if approved, shall be executed by the Board, and may then be submitted by the Unit Owner. The Association by such approval, however, shall not incur any liability to an contractor, subcontractor, or material man on account of such addition, alteration or improvement, or to any person having a claim for injury to person or damage to property arising therefrom. The Unit Owner shall furnish the board with a copy of any such permit which he has procured. The provisions of this subparagraph (o) shall not apply to Units owned by the Sponsor unless such Units have been initially sold and conveyed by the Sponsor to another Unit Owner.

(p). Draperies, blinds, curtains or other window coverings must be installed by each Unit Owner on all windows of his Unit, and those portions which are visible from the outside must be maintained in said windows in accordance with the Rules and Regulations of the Association.

(q). The Common Elements shall be used only for the furnishing of the services and facilities for which they are reasonably intended and suited and which are incident to the use and occupancy of the Units.

(r). No Unit shall be leased by the Owners thereof (except a lender in possession of such Unit following a default in a first mortgage, a foreclosure proceeding or by any deed or other arrangement in lieu of foreclosure) or otherwise utilized for transient purposes, which shall be defined as rental for any initial period of less than six (6) months. No Unit Owner except the Association may lease less than an entire Unit.

Other than the foregoing obligations, all Unit Owners shall have the right to lease same provided that said lease is in writing and made subject to all provisions of this Master Deed, the By-Laws of the Association and other documents referred to herein, including the right of amendment reserved to Sponsor herein, and provided further that any failure of the lessee to fully comply with the terms and conditions of such documents shall constitute a default under the lease.

In the event a tenant of a Unit fails to comply with the provisions of this Master Deed, the By-Laws or Rules and Regulations, then, in addition to all other remedies which it may have, the Association shall notify the Unit Owner of such violation(s) and demand that the same be remedied through the Unit Owner's efforts within thirty (30) days after such notice. If such violation(s) is not remedied within said thirty (30) day period, then the Unit

Owner shall immediately thereafter, at his own cost and expense, institute and diligently prosecute an eviction action against his tenant on account of such violation(s). Such action shall not be compromised or settled without the prior written consent of the Board. In the event the Unit Owner fails to fulfill the foregoing obligation, then the Board shall have the right, but not the duty, to institute and prosecute such action as attorney-in-fact for the Unit Owner and at the Unit Owner's sole cost and expense, including all legal fees incurred. Said costs and expenses shall be deemed to constitute a lien on the particular Unit involved, and collection thereof may be enforced by the Board in the same manner as the Board is entitled to enforce collection of Common Expenses. By acceptance of a deed to any Unit, each and every Unit Owner does thereby automatically and irrevocably name, constitute, appoint and confirm the Board as his attorney-in-fact for the purposes described in this subparagraph (r).

(s). All property taxes, special assessments and other charges imposed by any taxing authority are to be separately assessed against and collected on each Unit as a single parcel, as provided in the New Jersey Condominium Act. In the event that for any year such taxes are not separately taxed to each Unit, but are taxed on the Property as a whole, then such Unit Owner shall pay his proportionate share thereof in accordance with his proportionate undivided percentage interest in the Common Elements.

(t). Each Unit Owner shall pay for his own telephone and other utilities which are separately metered or billed to each user by the respective utility company. Utilities which are not separately metered or billed or which serve the Common Elements shall be treated as part of the Common Expenses and allocated equitably by the Board among each of Units affected in such manner as it may determine most accurately reflects the cost of service for each Unit utilizing the particular service.

The Board shall have the power to make such Rules and Regulations as may be necessary to carry out the intent of these restrictions, and shall have the right to bring law suits to enforce the Rules and Regulations so promulgated. The Board may install a system for imposing fines on those Unit Owners who violate the Rules and Regulations if the Board believes such a system to be appropriate.

ARTICLE XI

OBLIGATIONS OF SPONSOR

Until the conveyance of title to the first Unit in the Condominium, as initially constituted, to a Unit Owner other than Sponsor, the Sponsor shall be solely responsible for maintaining the Common Elements. Thereafter, the Owners of Units to whom title shall have been conveyed shall be responsible for their proportionate share of all Common Expenses as provided for in this Master Deed or the By-Laws and the Sponsor shall be responsible for payment

of all Common Expenses as provided for in this Master Deed or By-Laws.

ARTICLE XII

NO PARTITION

Subject to the provisions of this Master Deed and Articles of Incorporation and By-Laws and the New Jersey Condominium Act, the Common Elements shall remain undivided and no Unit Owner(s) shall bring any action for partition or division thereof. In addition, the undivided percentage interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed conveyed or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

ARTICLE XIII

COMPLIANCE BY OWNERS; ENFORCEMENT

Each Owner or occupant of a Unit shall comply with, and shall assume ownership or occupancy subject to laws, rules and regulations of governmental authorities having jurisdiction over the Condominium, the provisions of this Master Deed, the Articles of Incorporation, By-Laws and Rules and Regulations of the Association, and any other documents, amendments or supplements to the foregoing. Failure to comply with any of the foregoing shall be grounds for commencement of an action for the recovery of damages, or for injunctive relief, or both, by the Sponsor, the Association, or any Unit Owner, in any court or administrative tribunal having jurisdiction, against any person or persons, firm or corporation violating or attempting to violate or circumvent any of the aforesaid, or against any Unit Owner to enforce any lien created by this Master Deed or any covenant contained herein. Failure by the Sponsor, the Association, or any Unit Owner to enforce any covenant herein contained for any period of time shall in no event be deemed a waiver or estoppel of the right to thereafter enforce the same.

ARTICLE XIV

AMENDMENT OF MASTER DEED

Except for Article VIII and IX, this Master Deed may be amended at any time after the date hereof by a vote of at least two-thirds (2/3) of all Unit Owners in number and in interest at any meeting of the Association duly held in accordance with the provisions of the By-Laws provided, however, that any amendment so requiring such approval under the provisions of Article XIX hereof,

shall also have the prior written approval of the required number of Institutional Lenders. No amendment shall be effective until recorded in the Office of the Register of Camden County, New Jersey. This Article is by way of supplement to and not in derogation of the powers of amendment reserved to Sponsor pursuant to Article IX hereof. In the alternative, an amendment may be made by an agreement, signed and acknowledged by all of the Unit Owners in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the Office of the Register of Camden County, New Jersey.

Notwithstanding anything herein to the contrary, the easements established in Article VIII may only be modified or extinguished by the vote or consent of all Unit Owners in number and in interest, and with the consent of all other persons or entities in whose favor the easement was established. The restrictions set forth in Article XIX of this Master Deed may be amended only as provided for in Article XIX. The rights and powers set forth and granted Sponsor in Article IX of this Master Deed may only be modified or extinguished with the written consent of Sponsor.

Notwithstanding any other provision of this Master Deed, the Articles of Incorporation or the By-Laws, if any amendment or supplement to this Master Deed, the Articles of Incorporation, the By-Laws or the Condominium Plans is necessary in the judgment of the Board to change, correct or supplement anything appearing or failing to appear therein which is incorrect, defective or inconsistent with anything in either this Master Deed, the Articles of Incorporation, the By-Laws, the Condominium Plans or the Act, or if such amendment or supplement is necessary to conform to the requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development or the Veterans' Administration with respect to condominium projects, the Board may, at any time and from time to time, effect an appropriate corrective amendment or supplement on behalf of and without the approval of the contract purchasers, Unit Owners mortgagees, or other lienholders or other parties claiming a legal or equitable interest in the Condominium, upon receipt by the Board of an opinion from independent counsel to the effect that the proposed amendment or supplement is permitted by the terms of this paragraph and by the Act, together with a like opinion from an independent registered architect or licensed professional engineer, in the case of an amendment to the Plan. Each such amendment or supplement shall be effective upon its recording in the office of the Clerk or Register of Camden County, New Jersey.

Except as otherwise specifically permitted pursuant to Article XX of this Master Deed, the Sponsor shall not cast any votes held by it for unsold lots, parcels, units or interests for the purpose of amending the Master Deed, By-Laws or any other document so as to change the permitted use of a lot, parcel, unit or interest, or so as to reduce the Common Elements or Facilities.

ARTICLE XV

WAIVER

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No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

ARTICLE XVI

GENDER

The use of the masculine gender in this Master Deed shall be deemed to refer to the feminine gender and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

ARTICLE XVII

RATIFICATION, CONFIRMATION AND APPROVAL OF AGREEMENT

The fact that some or all of the officers, directors, members or employees of the Association and the Sponsor may be identical, and the fact that the Sponsor or its nominees, have heretofore or may hereafter enter into agreements with the Association or with third parties, will not invalidate any such agreements and the Association and its members, from time to time, will be obligated to abide by and comply with the terms and conditions thereof, provided that same are reasonable by normal commercial standards and will not be binding upon the Association for more than one (1) year after the Sponsor is no longer in control of the Association. The purchase of a Unit, and the acceptance of the deed therefor by any party, shall constitute the ratification, confirmation and approval by such purchaser, his heirs, legal representatives, successors and assigns, of the property and legality of said agreements or said agreement, or any other agreements authorized and permitted by the New Jersey Condominium Act, this Master Deed, the Articles of Incorporation or the By-Laws.

ARTICLE XVIII

ADDITIONAL RIGHTS OF SPONSOR

The Sponsor shall have the absolute right to retain and to lease any unsold Units for such term or terms as Sponsor in its sole discretion shall determine, including and especially those units that have been designated as moderate income units in accordance with the terms and conditions, and any amendments or supplements thereto, under which the Property was approved for development.

ARTICLE XIX

PROTECTIVE PROVISIONS FOR THE BENEFIT OF INSTITUTIONAL LENDERS

The following shall apply with respect to each Institutional Lender.

(a). The prior written approval of at least two-thirds in interest of each Institutional Lender who requests notice thereof is required for the abandonment or termination of the Condominium, except for abandonment or termination provided by law in the case of substantial destruction by fire or casualty, or in the case of a taking, by condemnation or eminent domain;

(b) The prior written approval of at least 51% in interest of each Institutional Lender who requests notice thereof is required for any material amendment to the Master Deed or to the By-Laws or Articles of Incorporation, which adversely affects the priority of lien or value of the security encumbered by a First Mortgage held by it, including, but not limited to, any amendment which would change and any of the following, except for such amendments as may be otherwise specifically permitted pursuant to this Master Deed:

- (i). Voting;
- (ii). Assessments, assessment liens or subordination of such liens;
- (iii). ~~Reserves for maintenance, repair and replacement of the Common Elements (or Units if applicable);~~
- (iv). Insurance or fidelity bonds;
- (v). Responsibility for maintenance and repair of the Common Elements of the Condominium;
- (vi). Expansion or contraction of the Condominium or the addition, annexation or withdrawal of property to or from the Condominium, except as otherwise specifically permitted pursuant to this Master Deed;
- (vii). Boundaries of any Unit;
- (viii). The interests in the Common Elements or
- (ix). Convertibility of Units into Common Elements or of Common Elements into Units;
- (x). Leasing of Units;
- (xi). The effectuation of any decision of the Association to terminate professional management and establish self-management when professional management had previously been required by an Institutional Lender.
- (xii). Imposition of any right of first refusal or similar restriction on the right of a Unit Owner to sell, transfer, or otherwise convey his Unit;
- (xiii). Restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than as specified in the Master Deed and By-Laws;

(xiv). Any action to terminate the legal status of the project after substantial destruction or condemnation occurs; and

(xv). Any provisions which are for the express benefit of mortgage holders, eligible mortgage holders or eligible insurers or guarantors of first mortgages on Units.

(c). Any lien the Association may have on any Unit in the Condominium for the payment of Common Expense assessments attributable to such Unit is subordinate to the lien or equivalent security interest of any Permitted First Mortgage on the Unit recorded prior to the date any such Common Expense assessments become due.

(d). Any Institutional Lender shall upon request have the right to (i) inspect the books and records of the Association during normal business hours; (ii) receive an annual financial statement of the Association within ninety (90) days following the end of any fiscal year of the Association; (iii) receive written notice of all meetings of the Association and be permitted to designate a representative to attend all such meetings; and (iv) receive written notice of any default in the payment of any Common Expense assessment installments which is more than thirty (30) days in arrears.

(e). In the event of substantial damage to or destruction of any Unit or any part of the Common Elements, any Institutional Lender which may be affected shall be entitled to timely written notice from the Association of any such damage or destruction. No Unit Owner or other party shall have priority over such Institutional Lender with respect to the distribution of any insurance proceeds allocable to such Unit(s).

(f). If any Unit or portion thereof, or the Common Elements or any portion thereof is made the subject of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, then every Institutional Lender holding a first mortgage on a Unit so affected is entitled to timely written notice from the Association of any such proceeding or proposed acquisition and no Unit Owner or other party shall have priority over such Institutional Lender with respect to the distribution of the proceeds of any award or settlement allocable to such Unit(s).

(g). Any Institutional Lender who obtains title to a Unit as a result of foreclosure of the first mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser of a Unit in such a foreclosure sale, or their respective successors and assigns, shall not be liable for the share of Common Expenses or other assessments by the Association pertaining to such Unit or chargeable to the former Unit Owner which became due prior to such acquisition of title. Such unpaid share of Common Expenses and other assessments shall be deemed to be Common Expenses collectible from all of the remaining Unit Owners including such acquirer, his successors and assigns.

(h). Any management agreement for the Condominium will be terminable by the Association for cause upon ninety (90) days' prior written notice thereof, and the term of such agreement shall not exceed one year. Further, any management agreement for the Condominium entered into during the time period of Sponsor control of the Association will be terminable by the Association at any time after the period of Sponsor control of the Association ends without cause upon ninety (90) days prior written notice thereof.

(i). Notwithstanding the absence of any express provision to such effect in the mortgage instrument, in the event that there is any default in the payment of any installment of a Common Expense assessment with respect to any Unit, either regular or special, any Institutional Lender holding a Mortgage which encumbers such Unit shall be entitled to declare such mortgage in default in the same manner that is permitted by such mortgage with respect to any default in the payment of real estate.

(j) Any management agreement for the Condominium will be terminable by the Association for cause upon ninety (90) days prior written notice thereof, and the term of such agreement shall not exceed on year. Further, any management agreement for the Condominium entered into during the time period of Sponsor control of the Association will be terminable by the Association at any time after the period of Sponsor control of the Association ends without cause upon ninety (90) days prior written notice thereof.

ARTICLE XX

OPTION TO EXPAND THE CONDOMINIUM

(a) Sponsor hereby explicitly reserves an option and the right until the fifth anniversary of the recordation of this Master Deed to expand the Condominium from time to time by amendment to this Master Deed without the consent of any Unit Owner or Mortgagee. The option to expand shall be limited to the right to subject, incorporate and/or annex the Additional Real Estate into the Condominium. The option to expand may be terminated prior to the fifth anniversary of the recordation of this Master Deed only upon the filing by Spnsor of an amendment to this Master Deed. Sponsor expressly reserves the right to add any or all portion of the Additional Real Estate at any time, at different times, in any order, without limitation.

(b) Sponsor currently intends that Section 3, if and when subjected to, incorporated and/or annexed into the Condominium, will include generally (i) the lands described in Exhibit "B-3" consisting of 7.16± acres, (ii) 56 residential units contained in six (6) buildings; (iii) 131 parking spaces for general and public use; (iv) planted areas and (v) certain other improvements incidental thereto.

(c) Sponsor currently intends that Section 4, if and when subjected to, incorporated and/or annexed into the Condominium, will include generally (i) the lands described in Exhibit "B-4) consisting of 4.18± acres, (ii) 48 residential units contained in four (4) Buildings; (iii) 97 parking spaces for general and public use; (iv) planted areas and (v) certain other improvements incidental thereto.

(d) Sponsor currently intends that Section 5, if and when subjected to, incorporated and/or annexed into the Condominium, will include generally (i) the lands described in Exhibit "B-5" consisting of 6.69± acres, (ii) 60 residential units contained in five (5) Buildings (iii) 153 parking spaces for general and public use; (iv) planted areas and (v) certain other improvements incidental thereto.

(e) Sponsor currently intends that Section 6, if and when subjected to, incorporated and/or annexed into the Condominium, will include generally (i) the lands described in Exhibit "B-6" consisting of 6.62± acres, (ii) 56 residential units contained in five (5) Buildings (iii) 113 parking spaces for general and public use; (iv) planted areas and (v) certain other improvements incidental thereto.

(f) Sponsor expressly reserves the right to create limited Common Elements on all or any portion of the Additional Real Estate and to designate Common Elements therein that may be subsequently assigned as Limited Common Elements. Sponsor also explicitly reserves the right to maintain models, sales offices, and management offices on any portion of the Additional Real Estate.

(g) If, and when, Sections 3, 4, 5, and/or 6 are subjected to and/or incorporated and/or annexed into the Condominium hereby established by Sponsor on the basis hereinabove described in paragraphs (b) through (e) of this Article XX, each Unit Owner's percentage interest in the Common Elements and Common Expenses of the Condominium, as thus expanded, shall be automatically reallocated as set forth in Exhibit "G"; if, and when, Sections 3, 4, 5, and/or 6, or any portion(s) thereof, are subjected to and/or incorporated and/or annexed into the Condominium hereby established by Sponsor on a basis different from that hereinabove described in paragraphs (b) through (f) of this Article XX, each Unit Owner's percentage interest in the Common Elements and Common Expenses of the Condominium, as thus expanded, shall be reallocated to each Unit by Sponsor in accordance with a fraction, the numerator of which shall be one and the denominator of which shall be the total number of Units in the Condominium, as expanded, and the result thus obtained shall be evidenced by an appropriate amendment to Exhibit "G" of this Master Deed, which Sponsor shall file and record contemporaneously with the filing and recordation of the amendment to this Master Deed subjecting, incorporating and/or annexing Sections 3, 4, 5, and/or 6, or any portion(s) thereof, into the Condominium.

(h). Attached hereto as Exhibits "H" and "I" are a Land Survey and a Site Plan prepared by Pennoni and Associates, Inc., showing, among other things, the lands and premises, buildings, common elements and other improvements that will hereafter be constructed on, upon, over or through the lands and premises described in Exhibit "A" if, and when, Sections 3, 4, 5, and 6 are subjected to and/or incorporated and/or annexed into the Condominium hereby established by Sponsor on the basis hereinabove described in Paragraphs (b) through (e) of this Article XX.

(i) Anything hereinabove contained in paragraphs (b), (c), (d), (e), or (i) of this Article XX notwithstanding, Sponsor makes no assurances as to the location of Buildings on all or any part of the Additional Real Estate. No assurances are made by Sponsor as to the size or type of Units that may be created on all or any part of the Additional Real Estate. However, any Buildings or Units constructed on all or any part of the Additional Real Estate will be restricted to residential use and will generally be compatible in quality, materials and style with the Buildings and Units constructed in Sections 1 and 2, and in no event will the number of Units in the Condominium exceed 324 residential units. Except as set forth in this paragraph (i) of this Article XX, Sponsor makes no assurances as to the nature, size and type of Common Elements to be constructed on all or any part of the Additional Real Estate.

(j) Except as set forth in the Article XX, there are no limitations on the option to expand the Condominium.

ARTICLE XXI

DURATION

The provisions of this Master Deed shall be perpetual in duration, shall run with and bind all of the land included in the Condominium and shall inure to the benefit of and be enforceable by the Association and the Unit Owners, their respective successors, assigns, heirs, executors, administrators, and personal representatives, except that the covenants and restrictions set forth in Article X shall have an initial term of forty years from the date this Master Deed is recorded in the office of the Register of Camden County, New Jersey, at the end of which period such covenants and restrictions shall automatically be extended for successive periods of ten (10) years each, unless at least 2/3 of the Unit Owners in number and in interest, at the time of the expiration of the initial period or of any extension period, shall sign an instrument, or instruments, (which may be in counterparts), in which they shall agree to change said covenants and restrictions in whole or in part; but no such agreement shall become binding unless written notice containing the terms of the proposed agreement is sent to every Owner at least ninety (90) days in advance of the action taken in authorizing said agreement, and, in any event, any changes concerning any such agreement shall not become effective and binding until three (3) years after the recording of the aforesaid fully executed instrument or instruments containing such agreement, and provided further, that in no

(h). Attached hereto as Exhibits "H" and "I" are a Land Survey and a Site Plan prepared by Pennoni and Associates, Inc., showing, among other things, the lands and premises, buildings, common elements and other improvements that will hereafter be constructed on, upon, over or through the lands and premises described in Exhibit "A" if, and when, Sections 3, 4, 5, and 6 are subjected to and/or incorporated and/or annexed into the Condominium hereby established by Sponsor on the basis hereinabove described in Paragraphs (b) through (e) of this Article XX.

(i) Anything hereinabove contained in paragraphs (b), (c), (d), (e), or (i) of this Article XX notwithstanding, Sponsor makes no assurances as to the location of Buildings on all or any part of the Additional Real Estate. No assurances are made by Sponsor as to the size or type of Units that may be created on all or any part of the Additional Real Estate. However, any Buildings or Units constructed on all or any part of the Additional Real Estate will be restricted to residential use and will generally be compatible in quality, materials and style with the Buildings and Units constructed in Sections 1 and 2, and in no event will the number of Units in the Condominium exceed 324 residential units. Except as set forth in this paragraph (i) of this Article XX, Sponsor makes no assurances as to the nature, size and type of Common Elements to be constructed on all or any part of the Additional Real Estate.

(j) Except as set forth in the Article XX, there are no limitations on the option to expand the Condominium.

ARTICLE XXI

DURATION

The provisions of this Master Deed shall be perpetual in duration, shall run with and bind all of the land included in the Condominium and shall inure to the benefit of and be enforceable by the Association and the Unit Owners, their respective successors, assigns, heirs, executors, administrators, and personal representatives, except that the covenants and restrictions set forth in Article X shall have an initial term of forty years from the date this Master Deed is recorded in the office of the Register of Camden County, New Jersey, at the end of which period such covenants and restrictions shall automatically be extended for successive periods of ten (10) years each, unless at least 2/3 of the Unit Owners in number and in interest, at the time of the expiration of the initial period or of any extension period, shall sign an instrument, or instruments, (which may be in counterparts), in which they shall agree to change said covenants and restrictions in whole or in part; but no such agreement shall become binding unless written notice containing the terms of the proposed agreement is sent to every Owner at least ninety (90) days in advance of the action taken in authorizing said agreement, and, in any event, any changes concerning any such agreement shall not become effective and binding until three (3) years after the recording of the aforesaid fully executed instrument or instruments containing such agreement, and provided further, that in no

event may the Com. . . ements be conveyed to , hird person, firm or corporation, without the express consent, by ordinance, of the governing body of Cherry Hill Township, New Jersey (or such municipal corporation as may then have zoning and subdivision control jurisdiction over the Property).

ARTICLE XXII

RULE AGAINST PERPETUITIES

If any provision of this Master Deed, or the By-Laws shall be interpreted to constitute a violation of the rule against perpetuities, then such provision shall be deemed to remain in effect until the death of the last survivor of the now living descendants of Robert F. Kennedy, deceased, former Senator of the State of New York, plus twenty-one (21) years thereafter.

ARTICLE XXIII

SPECIAL SPONSOR'S RIGHTS

(a). No special rights created or reserved to the Sponsor under this Master Deed ("Special Sponsor Rights") may be transferred except by an instrument evidencing the transfer recorded in the Office of the Register of Camden County, New Jersey. The instrument shall not be effective unless executed by the transferee.

(b). Upon transfer of any such Special Sponsor Rights, the liability of the transferor is as follows:

1. A transferor is not relieved of any obligation or liability arising before the transfer and remains liable for warranty obligations imposed upon him.

2. A transferor who retains no such Special Sponsor Rights has no liability for any act or omission or any breach of a contractual or warranty obligation arising from the exercise of any such Special Sponsor Right by a successor Sponsor who is not an affiliate of the transferor.

(c). Unless otherwise provided in a mortgage instrument or deed of trust, in case of foreclosure of a mortgage, sale by a trustee under a deed of trust, or sale under bankruptcy law or receivership proceedings, of any Units owned by Sponsor in the Condominium, a person or entity acquiring title to all the Units being foreclosed or sold, but only upon his request, succeeds to all such Special Sponsor Rights, or only to any such Special Sponsor Rights to maintain models, sales offices and signs. The judgment or instrument conveying title shall provide for transfer of only the Special Sponsor Rights requested.

(d). Upon foreclosure, sale by a trustee under a deed of trust, or sale under the bankruptcy laws or receivership proceedings, of all Units in the Condominium owned by Sponsor:

1. The Sponsor ceases to have any such Special Sponsor Rights, and

2. Any rights of Sponsor control terminate unless the judgment or instrument conveying title provides for transfer of all such Special Sponsor Rights to a successor to Sponsor.

(e). The liabilities and obligations of persons or entities who succeed to all Special Sponsor Rights are as follows:

1. A successor to all Special Sponsor Rights who is an affiliate of the Sponsor is subject to all obligations and liabilities imposed on any Sponsor by law or by the Master Deed.

2. A successor to all Special Sponsor Rights, other than a successor described in paragraphs 3 or 4 hereof who is not an affiliate of Sponsor, is subject to all obligations and liabilities imposed upon the Sponsor by law or the Master Deed, but he is not subject to liability for misrepresentations or warranty obligations on improvements made by any previous Sponsor or predecessor in title, or for a breach of fiduciary obligation by any previous Sponsor.

3. A successor to the sole Special Sponsor Rights to maintain models, sales offices and signs, if he is not an affiliate of Sponsor, may not exercise any other Special Sponsor Right, but is not subject to any liability or obligation as a Sponsor.

4. A successor to all Special Sponsor Rights, who is not an affiliate of Sponsor and who succeeded to those rights pursuant to a deed in lieu of foreclosure or a judgment or instrument conveying title to Units under subparagraph (c) aforesaid, may declare his intention in a recorded instrument to hold those rights solely for transfer to another party. Thereafter, until transferring all such Special Sponsor Rights to any person acquiring title to any Unit owned by the successor, or until recording an instrument permitting exercise of all those rights, that successor may not exercise any of those rights other than right to control the Board for the duration of any period of Sponsor control, and any attempted exercise of those rights is void. So long as a successor Sponsor may not exercise special rights under this subparagraph he is not subject to any liability or obligation as a Sponsor other than liability for the successors acts and omissions under the Master Deed.

(f). Nothing in this paragraph shall be deemed to subject any successor to a Special Sponsor Right to any claims against or other obligations of a transferor other than claims and obligations arising under the Master Deed.

ARTICLE XXIV

DEED BOOK 4031 PAGE 693

TERMINATION

Prior to the conveyance of any Units, this Condominium may be terminated by the filing of a deed of revocation executed by Sponsor without approval or consent or joinder of any mortgagees. After the conveyance by Sponsor of any Units, the Condominium may be terminated only by the filing of a Deed of revocation executed by all Unit Owners, including the Sponsor if Sponsor owns any Units, and the holders of all first mortgages affecting each Unit and recorded in the same office as the Master Deed. Upon recordation of such deed of revocation, the Unit Owners, as of the date of recording such deed, shall become tenants-in-common of the Property unless otherwise provided in the deed of revocation. Each such Unit Owner shall thereafter be the owner of an undivided interest in the Property equal to the percentage of his individual interest in the Common Elements, and each lien on the individual undivided interest of the Unit Owner is the entire Property.

ARTICLE XXV

INVALIDITY

The invalidity of any provisions of this Master Deed, the Articles of Incorporation, or By-Laws of the Association shall not be deemed to impair or affect in any manner the validity, enforceability or affect the remainder of this Master Deed or the By-Laws and in such event all of the other provisions of this Master Deed and said By-Laws shall continue in full force and as if such invalid provisions had never been included.

ARTICLE XXVI

MISCELLANEOUS

During the time period that the Association is under control of the Sponsor - i.e. while the Sponsor maintains a majority or representation on the Board of Directors of the Association - the Sponsor shall take no action which adversely affects a Unit Owner's rights under N.J.A.C. 5:25-5.5. Claims relative to defects in Common Elements shall proceed in accordance with N.J.A.C. 5:25-5.5.

References in any Exhibits to this Master Deed to "Tyndall Run" shall mean "Tavistock".

ARTICLE XXVII

EXHIBITS

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

Exhibit "A" - Overall Meets and Bounds Description of 40± Acre Tract of Land Owned by Sponsor.

Exhibits "B-1", "B-2", "B-3", "B-4", "B-5" and "B-6" - Individual Descriptions of Sections 1, 2, 3, 4, 5, and 6.

Exhibit "C" - Land Surveys (Sections 1 and 2).

Exhibit "D" - Specifications (Various Architectural Plans for Condominium, including Site Plan and Typical Floor Plans).

Exhibit "E" - Articles of Incorporation.

Exhibit "F" - By-Laws.

Exhibit "G" - Percentage of Interest Schedules.

Exhibit "H" - Land Survey, Sections 1 through 6, as per Article XX.

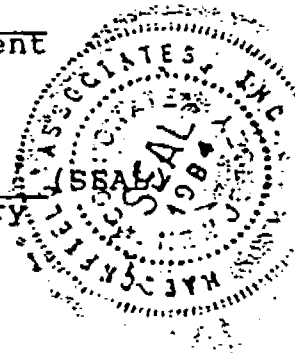
Exhibit "I" - Site Plan, Sections 1 through 6.

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

HADDONFIELD ASSOCIATES, INC.

By: 
ANTHONY R. DIMARCO, President

Attest: 
JOSEPH V. DILULLO, Secretary

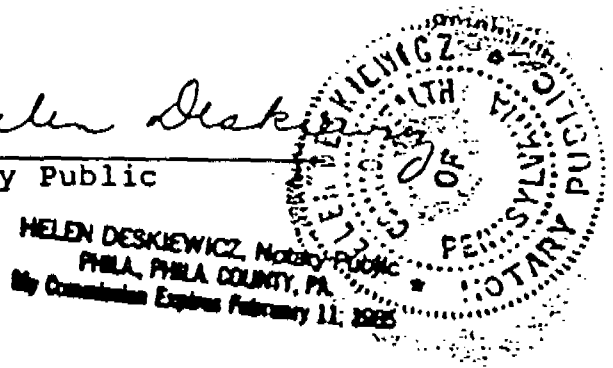


STATE OF *Pennsylvania* :

COUNTY OF *Philadelphia* :

BE IT REMEMBERED, that on this *16th* day of *October*, 1984, before me, the Subscriber, a Notary Public of the State of *Pa.*, personally appeared ANTHONY R. DIMARCO and JOSEPH V. DiLULLO who, being by me duly sworn on their oath deposed and made proof to my satisfaction that they are the President and Secretary of Haddonfield Associates, Inc., the Sponsor named in the within Master Deed for Tavistock, A. Condominium, and I having first made known to them the contents thereof, they did acknowledge that they signed, sealed and delivered the same both individually as the President and Secretary of Haddonfield Associates, Inc. as its and their voluntary act and deed, by virtue of authority proved to my satisfaction, for the uses and purposes therein expressed.

Helen Deskiewicz
Notary Public



HELEN DESKIEWICZ, Notary Public
PHILA. COUNTY, PA.
My Commission Expires February 11, 1985

that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the Township of Cherry Hill, County of Camden and State of New Jersey, more particularly described as follows:

BEGINNING at a monument in the Southwesterly line of Haddonfield-Berlin Road corner to lands, now or formerly, belonging to Florence Hinchman; thence along the Southwesterly side of the said Haddonfield-Berlin Road, North 34 degrees 08 minutes 20 seconds East, 456.81 feet to a point in the line of the same and corner to the Northwesterly boundary of Plan "B", East of McPhelin Avenue, along which it runs; thence

- 1) South 55 degrees 51 minutes 40 seconds West, 519.50 feet to a point in the line of the same and corner to land conveyed by John H. Barratt and John H. Barratt, his wife, to Emanuel F. Rodgers and Grace G. Rodgers, the conveyance is not of record; thence
- 2) along the same, North 34 degrees 08 minutes 20 seconds West, 73.77 feet to a point corner to the same; thence still by the same;
- 3) South 3 degrees 12 minutes 20 seconds West, 31.88 feet to a stake in the line of the same and corner to land, now or formerly, belonging to Patrick McPhelin; by which it runs; thence
- 4) South 26 degrees 57 minutes 20 seconds West, 135.96 feet to a stake in the line of the same; thence
- 5) still by the same, South 47 degrees 32 minutes 20 seconds West, 107.51 feet to a stake corner to the same; thence
- 6) still by the same, South 35 degrees 39 minutes 30 seconds East, 107.51 feet to a stake in the Southwesterly end of McPhelin Avenue and corner to land, now or formerly, belonging to Laura E. Peacock, by which it extends

Continued...

(8) South 0 degrees 45 minutes 30 seconds East, 18.45 feet to a concrete

ument corner to the same and corner to land belonging to Robert and
 ie Riggins; by which it extends

(9) South 83 degrees 31 minutes 10 seconds West, 81.89 feet to a point

er to the same; thence

(10) still by the same, South 59 degrees 40 minutes 10 seconds West,

6 feet to a point corner to the same; thence

(11) still by the same in part and part by land now or formerly, belong-

to Josiah Stevenson, South 83 degrees 31 minutes 10 seconds West,

47 feet to a point corner to the same Josiah Stevenson; thence

(12) still by the same, South 6 degrees 28 minutes 50 seconds East,

00 feet to a point corner to the same; thence

(13) still by the same; ^{Westwardly} curving to the right with a radius of 1974

et, an arc distance of 403.03 feet to a point in the middle of South

anch of Cooper River along the middle of which it extends, the follow-

fifteen courses and distances;

(14) North 49 degrees 17 minutes 50 seconds West, 34.76 feet; thence

(15) North 3 degrees 45 minutes 00 seconds West, 44.63 feet; thence

(16) North 3 degrees 02 minutes 36 seconds West, 116.84 feet; thence

(17) North 21 degrees 40 minutes 01 seconds East, 116.85 feet; thence

(18) North 13 degrees 25 minutes 45 seconds East, 279.09 feet; thence

(19) North 27 degrees 04 minutes 11 seconds East, 352.79 feet; thence

(20) North 59 degrees 06 minutes 20 seconds East, 265.58 feet; thence

(21) North 14 degrees 08 minutes 58 seconds East, 119.90 feet; thence

(22) North 71 degrees 53 minutes 55 seconds East, 104.89 feet; thence

(23) North 63 degrees 14 minutes 40 seconds East, 175.68 feet; thence

Continued...

(24) North 53 degrees 56 minutes 15 seconds East, 75.97 feet; thence
 (25) North 19 degrees 05 minutes 12 seconds West, 127.34 feet; thence
 (26) North 25 degrees 42 minutes 15 seconds East, 97.51 feet; thence
 (27) North 12 degrees 37 minutes 00 seconds West, 125.72 feet; thence
 (28) North 04 degrees 48 minutes 32 seconds East, 105.55 feet to a
 corner to lands formerly of James C. Bates, now or formerly of Stanley
 Mich; by which it extends;

(29) North 55 degrees 51 minutes 40 seconds East, 565.00 feet to a
 concrete monument in the line of the same and corner to land, now or for-
 merly, belonging to Florence Hinchman; thence

(30) by lands belonging to the said Florence Hinchman, South 34 degrees
 10 minutes 20 seconds East, 183.19 feet to a concrete monument corner to
 same; thence

(31) still by the same, North 55 degrees 51 minutes 40 seconds East,
 31 feet to the point and place of Beginning.

BEING Lots 6A, and 7, of Block 429, and Lot 1, Block 599, on the Tax
 of the Township of Cherry Hill, in accordance with provisions of Chapter
 Laws of 1977.

DESCRIPTION OF TYNDALL VILLAGE
SECTION 1A

ALL THAT CERTAIN parcel or tract of land in the Township of Cherry Hill, County of Camden, and State of New Jersey, as shown on Drawing Number 22 prepared by Pennoni Associates Inc., last revised January 20, 1984 and being more particularly described and described as follows:

- BEGINNING at a point in the westerly line of Haddonfield-Berlin Road (60.00 feet wide), said point being located N 34° 08' 20" W a distance of 123.00 feet from the northerly line of McPhelin Avenue (50.00 feet wide);
- ENCE (1) leaving said line of Haddonfield-Berlin Road along a line common to lands now or formerly of Samuel D & Vivian Novich, C. W. & M. Johnson, George E. & Nettia A. Sperbeck, Arthur J. Ansert Jr., Louis DuBois and Virginia Thomas partly by each S 55° 51' 40" W a distance of 391.05 feet to a point;
- ENCE (2) along a line common to lands now or formerly of Tyndall Village, Section-1B N 54° 53' 00" W a distance of 243.96 feet to a point;
- ENCE (3) still along same N 34° 08' 20" W a distance of 411.86 feet to a point, common to lands now or formerly of Anna Milevich;
- ENCE (4) along lands of Anna Milevich N 55° 51' 40" E a distance of 237.15 feet to a concrete monument common to lands now or formerly of John and Mary Pinos;
- ENCE (5) along said land S 34° 08' 20" E a distance of 183.19 feet to a concrete monument;
- ENCE (6) continuing along lands of John and Mary Pinos; N 55° 51' 40" E a distance of 201.31 feet to a concrete monument in the westerly right-of-way line of Haddonfield-Berlin Road;
- ENCE (7) along the westerly right-of-way line of Haddonfield-Berlin Road S 34° 08' 20" E a distance of 456.81 feet to the first mentioned point and place of BEGINNING.

CONTAINING 5.9422 Acres of Land.

SUBJECT to all easements and restrictions of record.



DESCRIPTION OF TYNDALL VILLAGE
SECTION 1B

ALL THAT CERTAIN parcel or tract of land in the Township of Cherry Hill, County of Camden, and State of New Jersey, as shown on Drawing Number 22 prepared by Pennoni Associates Inc., last revised January 20, 1984 and being more particularly bounded and described as follows:

BEGINNING at a point in the southeast corner of Tyndall Run Section 1A and the northeast corner of the property herein described;

- THENCE (1) along lands now or formerly of Virginia Thomas, Steven and Lisa Budd, and James Bertino partly by each S 55° 51' 40" W a distance of 128.45 feet to a point;
- THENCE (2) along land now or formerly of Galen and Frances Dixon N 34° 08' 20" W a distance of 73.77 feet to a point ;
- THENCE (3) along same S 03° 12' 20" W a distance of 31.88 feet to a point;
- THENCE (4) along lands now or formerly of Galen and Frances Dixon, Paul and Sharon Garnier, and Paul and Evelyn Stewart partly by each S 26° 57' 20" W a distance of 135.96 feet to a point;
- THENCE (5) along a line common to lands now or formerly of Paul and Evelyn Stewart S 47° 32' 20" W a distance of 40.00 feet to a point;
- THENCE (6) along lands of Tyndall Run Section 2 N 54° 53' 00" W a distance of 250.00 feet to a point;
- THENCE (7) along same due west a distance of 125.00 feet to a point;
- THENCE (8) along same N 67° 40' 24" W a distance of 133.27 feet to a point in the centerline of the Cooper River;
- THENCE (9) along the centerline of Cooper River N 25° 42' 15" E a distance of 97.51 feet to a point;
- THENCE (10) along same N 12° 37' 00" W a distance of 125.72 feet to a point;
- THENCE (11) along same N 04° 48' 32" E a distance of 105.55 feet to a point, common to lands now or formerly of Anne Milevich;
- THENCE (12) leaving the centerline of Cooper River, along lands of Anne Milevich N 55° 51' 40" E a distance of 288.85 feet to a point common to lands now or formerly of Tyndall Village Section 1A;



DESCRIPTION OF TYNDALL VILLAGE
SECTION 1B
(CONTINUED)

NCE (13) along said land S 34° 08' 20" E a distance of 411.86 feet to a point;

NCE (14) still along same S 54° 53' 00" E a distance of 243.96 feet to the first mentioned point and place of BEGINNING.

CONTAINING 5.3226 Acres of Land.

SUBJECT to all easements and restrictions of record.



DESCRIPTION OF TYNDALL VILLAGE
SECTION 2

ALL THAT CERTAIN parcel or tract of land in the Township of Cherry Hill, County of Camden, and State of New Jersey, as shown on Drawing Number 22 prepared by Pennoni Associates Inc., last revised January 20, 1984 and being more particularly bounded and described as follows:

BEGINNING at a point in the southeast corner of Tyndall Run Section 1B and the northeast corner of the property herein described;

- HENCE (1) along lands now or formerly of Paul and Evelyn Stewart and Thomas F. and Anne M. Brennan partly by each S 47° 32' 20" W a distance of 109.82 feet to an iron pin;
- HENCE (2) partly along lands of Anne M. Brennan and entering McPhelin Avenue, (50 feet wide) S 35° 39' 30" E a distance of 107.51 feet to a concrete monument;
- HENCE (3) leaving the aforementioned avenue, partly along lands of Winner Company S 00° 45' 30" E a distance of 72.00 feet to a point common to lands now or formerly of Tyndall Run Section 3;
- HENCE (4) along lands of Tyndall Run Section 3 S 68° 10' 00" W a distance of 240.00 feet to a point;
- HENCE (5) along same N 48° 47' 50" W a distance of 452.07 feet to a point in the centerline of the Cooper River;
- HENCE (6) along the centerline of Cooper River N 63° 14' 40" E a distance of 120.68 feet to a point;
- HENCE (7) along same N 53° 56' 15" E a distance of 75.97 feet to a point;
- HENCE (8) still along same N 19° 05' 12" W, a distance of 127.34 feet to a point, common to lands now or formerly Tyndall Run Section 1B;
- HENCE (9) leaving the centerline of Cooper River, along land of Tyndall Run Section 1B S 67° 40' 24" E a distance of 133.27 feet to a point;
- HENCE (10) along same due east a distance of 125.00 feet to a point;
- HENCE (11) still along same S 54° 53' 00" E a distance of 250.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 3.8539 Acres of Land.

SUBJECT to all easements and restrictions of record.

SUBJECT to easement for McPhelin Avenue future extension by Cherry Hill Township.



Pennoni Associates Inc.
Consulting Engineers

DESCRIPTION OF TYNDALL VILLAGE
SECTION 3

ALL THAT CERTAIN parcel or tract of land in the Township of Cherry Hill, County of Camden, and State of New Jersey, as shown on Drawing Number 22 prepared by Pennoni Associates Inc., last revised January 20, 1984 and being the particularly bounded and described as follows:

BEGINNING at a point in the southeast corner of Tyndall Run Section 2 the northeast corner of the property herein described;

- ENCE (1) along lands now or formerly of Winner Company and Township of Cherry Hill partly by each S 00° 45' 30" E a distance of 569.45 feet to a point;
- ENCE (2) along lands of Tyndall Run Section 4 and 5 partly by each N 65° 55' 00" W a distance of 585.00 feet to a point;
- ENCE (3) along lands of Tyndall Run Section 5 N 32° 09' 24" W a distance of 423.97 feet to a point in the centerline of the Cooper River;
- ENCE (4) along the centerline of Cooper River N 59° 06' 20" E a distance of 13.00 feet to a point;
- ENCE (5) along same N 14° 08' 58" E a distance of 119.90 feet to a point;
- ENCE (6) along same N 71° 53' 55" E a distance of 104.89 feet to a point;
- ENCE (7) still along same N 63° 14' 40" E a distance of 55.00 feet to a point common to lands now or formerly of Tyndall Run Section 2;
- ENCE (8) leaving the centerline of Cooper River, along lands of Tyndall Run Section 2 S 48° 47' 50" E a distance of 452.07 feet to a point;
- ENCE (9) along same N 68° 10' 00" E a distance of 240.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 7.1645 Acres of Land.

SUBJECT to all easements and restrictions of record.



DESCRIPTION OF TYNDALL VILLAGE
SECTION 4

ALL THAT CERTAIN parcel or tract of land in the Township of Cherry Hill, County of Camden, and State of New Jersey, as shown on Drawing Number 22 prepared by Pennoni Associates Inc., last revised January 20, 1984 and being more particularly bounded and described as follows:

BEGINNING at a point in the southeast corner of Tyndall Run Section 3 and northeast corner of the property herein described;

- THENCE (1) along lands now or formerly of the Township of Cherry Hill, S 00° 45' 30" E a distance of 277.00 feet to a concrete monument;
- THENCE (2) along same S 83° 31' 10" W a distance of 81.89 feet to a point;
- THENCE (3) along same S 59° 40' 10" W a distance of 49.46 feet to a point;
- THENCE (4) still along same S 83° 31' 10" W a distance of 345.00 feet to a point;
- THENCE (5) leaving said land of the Township of Cherry Hill along land now or formerly of Tyndall Run Section 5 N 06° 28' 50" W a distance of 77.00 feet to a point;
- THENCE (6) along same N 52° 14' 00" W a distance of 63.42 feet to a point;
- THENCE (7) along same N 17° 20' 00" E a distance of 176.43 feet to a point;
- THENCE (8) along same S 72° 40' 00" E a distance of 50.00 feet to a point;
- THENCE (9) along same N 17° 20' 00" E a distance of 248.00 to a point common to lands now or formerly of Tyndall Run Section 3;
- THENCE (10) along said lands of Tyndall Run S 65° 55' 00" E a distance of 381.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 4.1852 Acres of Land.

SUBJECT to all easements and restrictions of record.



Pennoni Associates Inc.
Consulting Engineers

EXHIBIT "B-4"

DESCRIPTION OF TYNDALL VILLAGE
SECTION 5

ALL THAT CERTAIN parcel or track of land in the Township of Cherry Hill, County of Camden, and State of New Jersey, as shown on Drawing Number 22 prepared by Pennoni Associates Inc., last revised January 20, 1984 and being more particularly bounded and described as follows:

BEGINNING at a point in the southwest corner of Tyndall Run Section 4 and the southeast corner of the property herein described;

- THENCE (1) along lands now or formerly of the Township of Cherry Hill S 83° 31' 10" W a distance of 168.96 feet to a point;
- THENCE (2) leaving said land of the Township of Cherry Hill along lands now or formerly of Tyndall Run Section 6 N 06° 28' 50" W a distance of 163.68 feet to a point;
- THENCE (3) along same N 51° 20' 00" W a distance of 184.00 feet to a point;
- THENCE (4) along same N 01° 40' 00" E a distance of 195.00 feet to a point;
- THENCE (5) along same N 52° 57' 47" W a distance of 339.30 feet to a point in the centerline of the Cooper River;
- THENCE (6) along the centerline of Cooper River N 27° 04' 11" E a distance of 180.00 feet to a point;
- THENCE (7) along same N 59° 06' 20" E a distance of 252.58 feet to a point;
- THENCE (8) leaving the centerline of Cooper River along lands of Tyndall Run Section 3 S 32° 09' 24" E a distance of 423.97 feet to a point;
- THENCE (9) along same S 65° 55' 00" E a distance of 204.00 feet to a point common to lands now or formerly of Tyndall Run Section 4;
- THENCE (10) along said lands of Tyndall Run S 17° 20' 00" W a distance of 248.00 feet to a point;
- THENCE (11) along same N 72° 40' 00" W a distance of 50.00 feet to a point;
- THENCE (12) along same S 17° 20' 00" W a distance of 176.43 feet to a point;
- THENCE (13) along same S 52° 14' 00" E a distance of 63.42 feet to a point;
- THENCE (14) still along same S 06° 28' 50" E a distance of 77.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 6.9573 Acres of Land.

SUBJECT to all easements and restrictions of record.



Pennoni Associates Inc.
Consulting Engineers

DESCRIPTION OF TYNDALL VILLAGE
SECTION 6

ALL THAT CERTAIN parcel or tract of land in the Township of Cherry Hill, County of Camden, and State of New Jersey, as shown on Drawing Number 22 prepared by Pennoni Associates Inc., last revised January 20, 1984 and being more particularly bounded and described as follows:

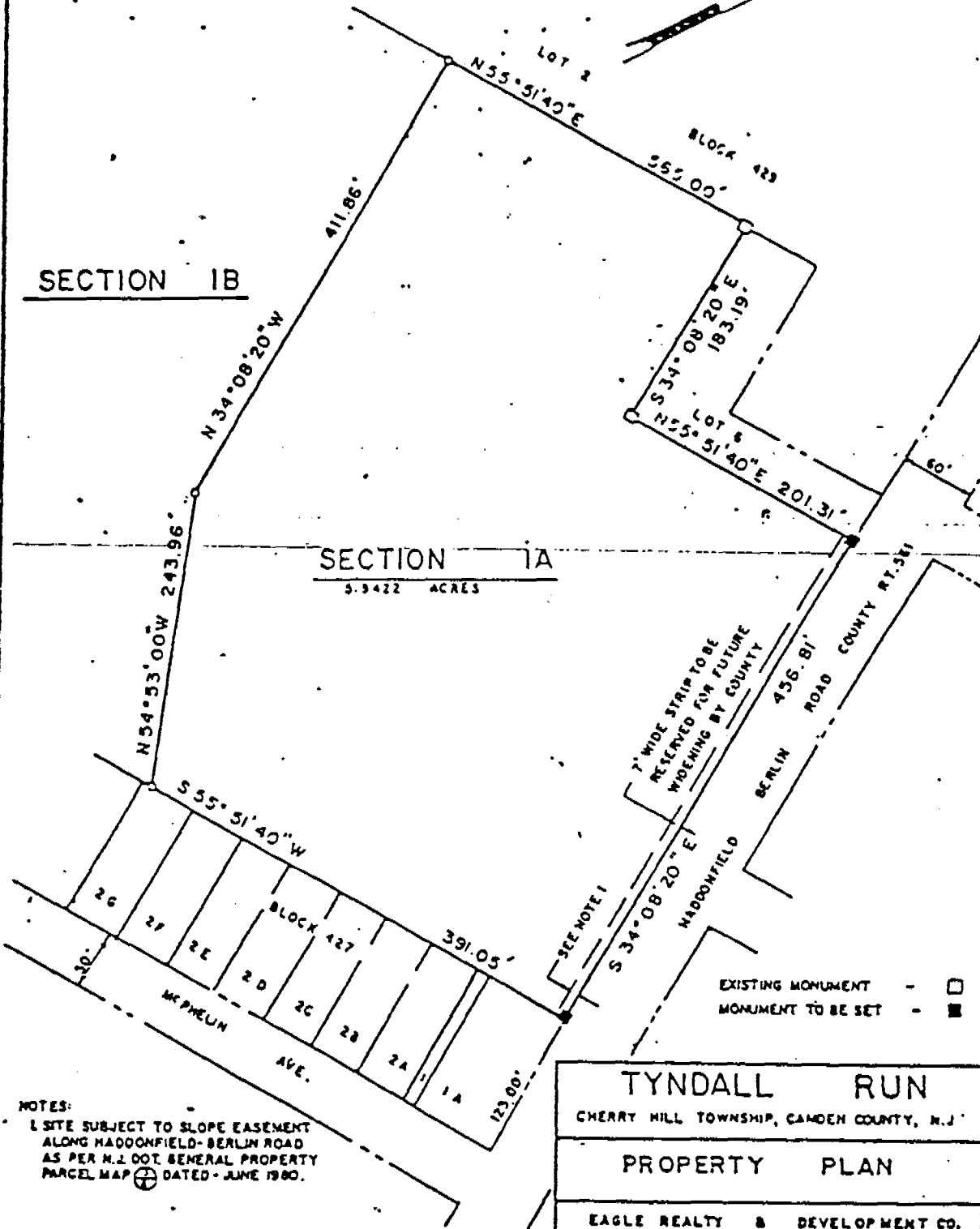
BEGINNING at a point in the southwest corner of Tyndall Run Section 5 and the southeast corner of the property herein described:

- THENCE (1) along lands now or formerly of the Township of Cherry Hill, Vernon and Doerre Smith and William Hargrove partly by each S 83° 31' 10" W a distance of 179.51 feet to a point;
- THENCE (2) along lands now or formerly of William Hargrove S 06° 28' 50" E a distance of 20.00 feet to a point;
- THENCE (3) along same northwestwardly on a curve to the right having a radius of 1974.00 feet for an arc length of 403.03 feet to a point in the centerline of the Cooper River;
- THENCE (4) along the centerline of Cooper River N 49° 17' 50" W a distance of 34.76 feet to a point;
- THENCE (5) along same N 03° 45' 00" W a distance of 44.63 feet to a point;
- THENCE (6) along same N 03° 02' 36" W a distance of 116.84 feet to a point;
- THENCE (7) along same N 21° 40' 01" E a distance of 116.85 feet to a point;
- THENCE (8) along same N 13° 25' 45" E a distance of 279.09 feet to a point;
- THENCE (9) still along same N 27° 04' 11" E a distance of 172.79 feet to a point;
- THENCE (10) leaving the centerline of Cooper River along lands of Tyndall Run Section 5 S 52° 57' 47" E a distance of 339.30 feet to a point;
- THENCE (11) along same S 01° 40' 00" W a distance of 195.00 feet to a point;
- THENCE (12) along same S 51° 20' 00" E a distance of 184.00 feet to a point;
- THENCE (13) still along same S 06° 28' 50" E a distance of 163.68 feet to the first mentioned point and place of BEGINNING.

CONTAINING 6.6226 Acres of Land.

SUBJECT to all easements and restrictions of record.





SECTION 1B

SECTION 1A
5.9422 ACRES

NOTES:
1. SITE SUBJECT TO SLOPE EASEMENT
ALONG MADDOONFIELD-BERLIN ROAD
AS PER N.J. DOT GENERAL PROPERTY
PARCEL MAP DATED - JUNE 1980.

EXISTING MONUMENT - □
MONUMENT TO BE SET - ■

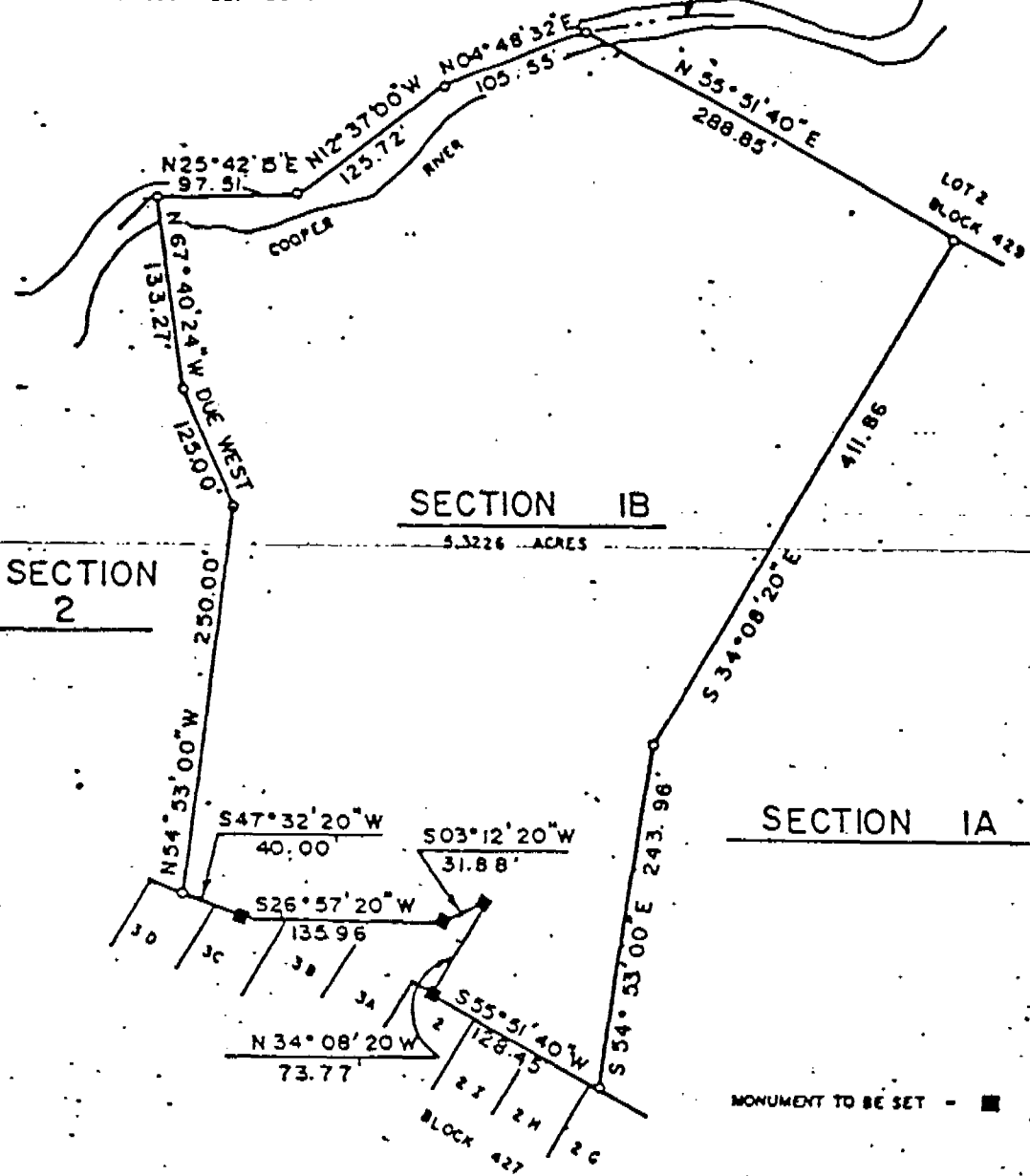
TYNDALL RUN		
CHERRY HILL TOWNSHIP, CAMDEN COUNTY, N.J.		
PROPERTY PLAN		
EAGLE REALTY & DEVELOPMENT CO. SUITE 21-B, MEETINGHOUSE SQUARE R.R. 1 HAIRSPORT MT. LAUREL RD. MARLTON, NEW JERSEY 08053		
1"=100'	7995-004-02	2-1-84
PENNONI ASSOCIATES INC CONSULTING ENGINEERS		
PENN. REG. NO. 24, 981		

To my knowledge of title existing herein and any other party in interest in consideration of the fee paid for making this survey, I hereby certify to the accuracy (except such monuments, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an instrument for any transfer of title to have the title to lands and premises shown herein.

Richard L. Lingo
Richard L. Lingo, Prof. Land Surveyor
P.O. Box No. 23175

MADDOCHFIELD BOROUGH

MUNICIPAL BOUNDARY LINE



SECTION 2

SECTION 1B
5.3226 ACRES

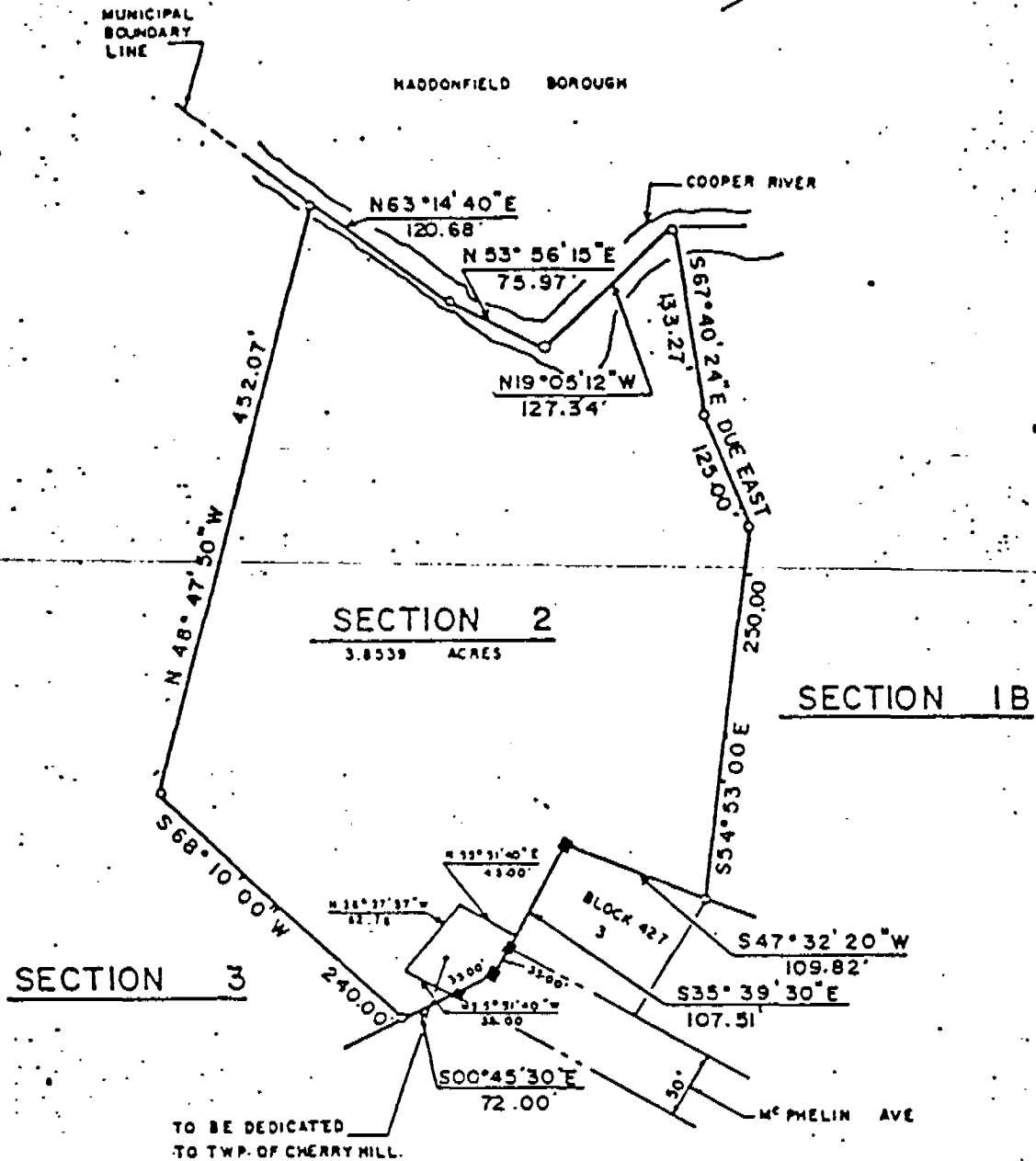
SECTION 1A

MONUMENT TO BE SET - ■

TYNDALL RUN		
CHERRY HILL TOWNSHIP, CAMDEN COUNTY, N.J.		
PROPERTY PLAN		
EAGLE REALTY & DEVELOPMENT CO. SUITE 21-B, MEETINGHOUSE SQUARE R.R. 3 MAINESPORT, MT. LAUREL, NJ MARTON, NEW JERSEY 08053		
1" = 100'	7995-004-02	2-1-84
PENNONI ASSOCIATES, INC. CONSULTING ENGINEERS P.O. BOX 21, P.O. BOX 907		

"To any holder of title relying hereon and any other party in interest in consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such omissions, if any, that may be located below the surface of the lands or on the surface of the lands and are visible) as an instrument for any holder of title to lands the title to lands and grantees shown hereon."

Richard G. Lippert
Richard G. Lippert, Land Surveyor
N.J. Lic. No. 12443

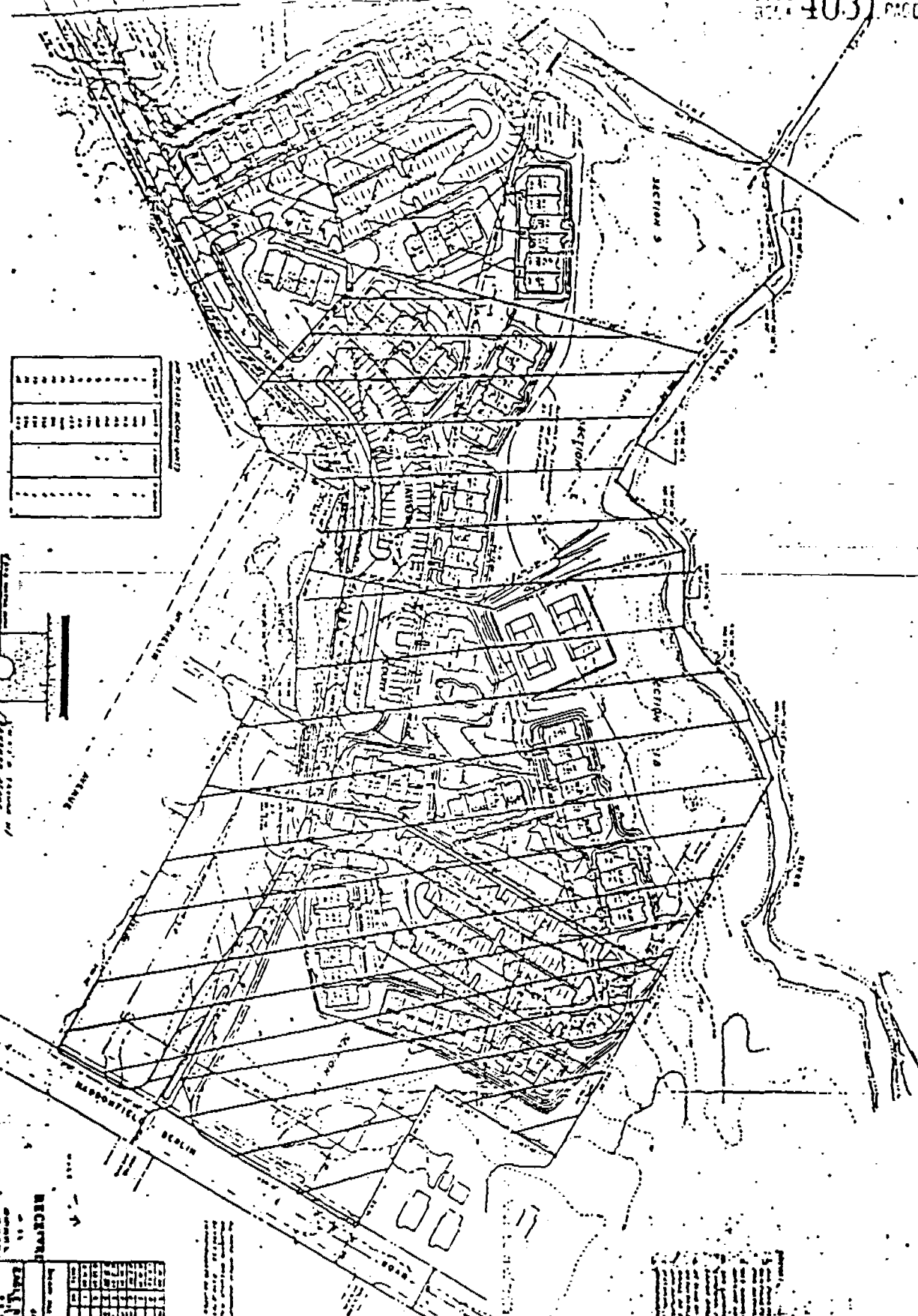


"To my knowledge of title valuing herein and any other party in interest in consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such comments, if any, that may be located below the surface of the lands or on the surface of the lands and are visible) as an instrument for my knowledge of title to lands and premises shown herein."

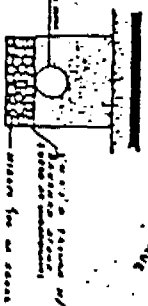
Richard J. Lima
Richard J. Lima, P.E., Land Surveyor
N.J. Lic. No. 12617

TYNDALL RUN		
CHERRY HILL TOWNSHIP, CAMDEN COUNTY, N.J.		
PROPERTY PLAN		
EAGLE REALTY & DEVELOPMENT CO.		
SUITE 21-B, MEETINGHOUSE SQUARE 881 MAINESPORT, MT. LAUREL, N.J. MARLTON, NEW JERSEY 08053		
1" = 100'	7995-004-02	2-1-84
PENNONI ASSOCIATES INC		
CONSULTING ENGINEERS		
PHILADELPHIA, PA.		

STRIPING INDICATES LANDS AND IMPROVEMENTS TO BE INCLUDED IN THE CONDOMINIUM, AS INITIALLY CONSTITUTED.



SECTION	AREA	AREA	AREA
SECTION 1	AREA	AREA	AREA
SECTION 2	AREA	AREA	AREA
SECTION 3	AREA	AREA	AREA
SECTION 4	AREA	AREA	AREA
SECTION 5	AREA	AREA	AREA
SECTION 6	AREA	AREA	AREA



RECORDS

NO.	DATE	DESCRIPTION
1	1/1/71	...
2	2/1/71	...
3	3/1/71	...
4	4/1/71	...
5	5/1/71	...
6	6/1/71	...
7	7/1/71	...
8	8/1/71	...
9	9/1/71	...
10	10/1/71	...
11	11/1/71	...
12	12/1/71	...

RECEIVED

DATE: 1/1/71

BY: [Signature]

PROJECT: [Project Name]

PREPARED BY: [Name]

DATE: [Date]

NOT TO SCALE

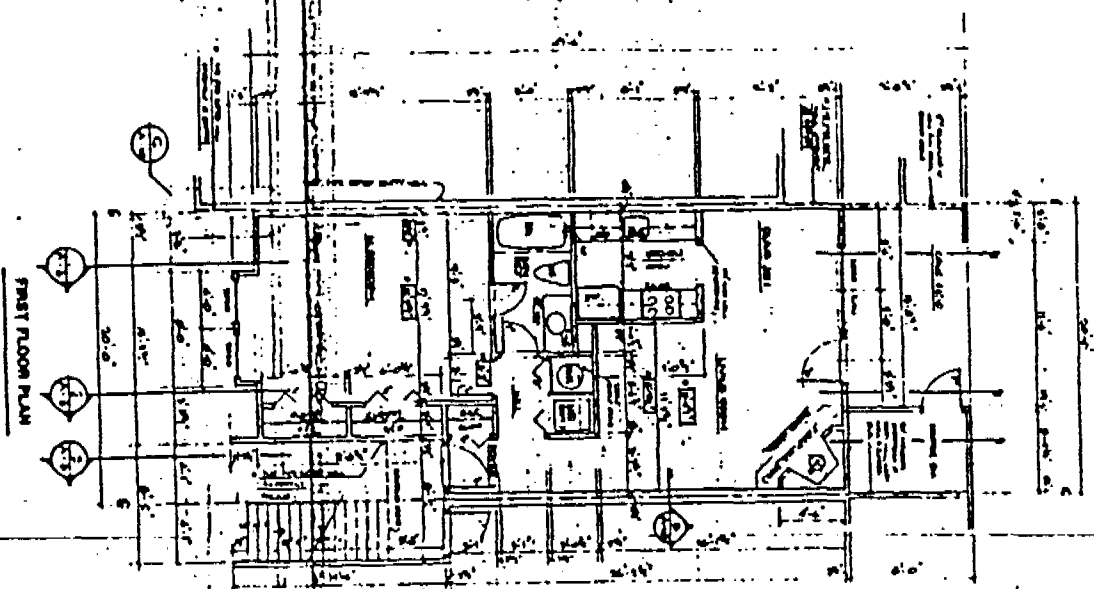
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BY: [Signature]

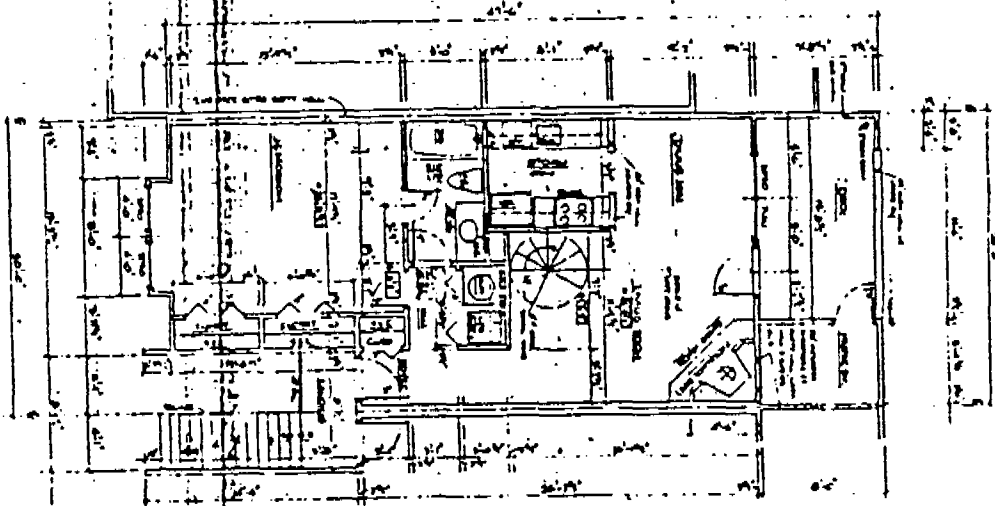
PROJECT: [Project Name]

PREPARED BY: [Name]

DATE: [Date]



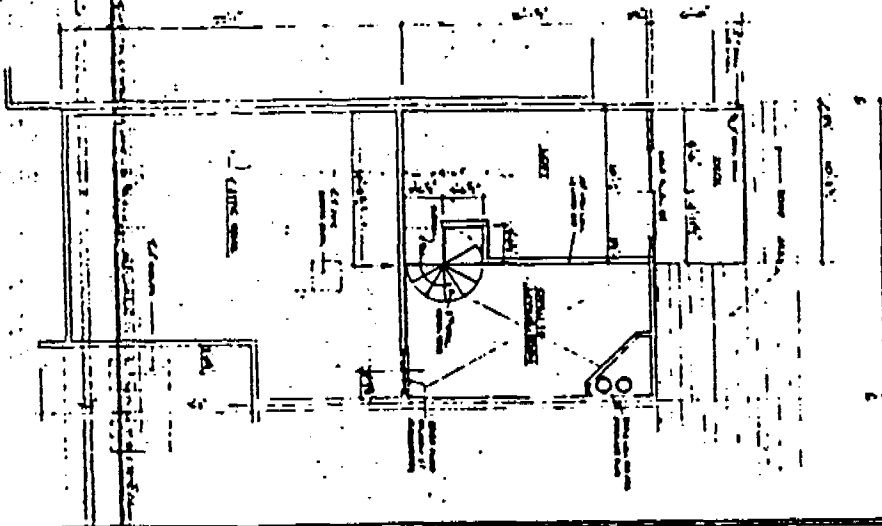
FIRST FLOOR PLAN



SECOND FLOOR PLAN

ONE BEDROOM UNIT

SCALE 1/8" = 1'-0"



LOFT PLAN

STANDARD IN THE
UNITS OF THE
PLANNED COMMUNITY

- OWNER: _____
- CONTRACTOR: _____
- DATE: _____
- SCALE: _____
- PROJECT: _____
- NO. OF SHEETS: _____
- SHEET NO.: _____
- BY: _____
- CHECKED BY: _____
- DATE: _____

MADE BY
KANALSTEIN, TIMBER, DANTON P.A.
ARCHITECTS & LAND PLANNERS

TAVISTOCK
AT KUMONVILLE

KANALSTEIN, TIMBER, DANTON P.A.

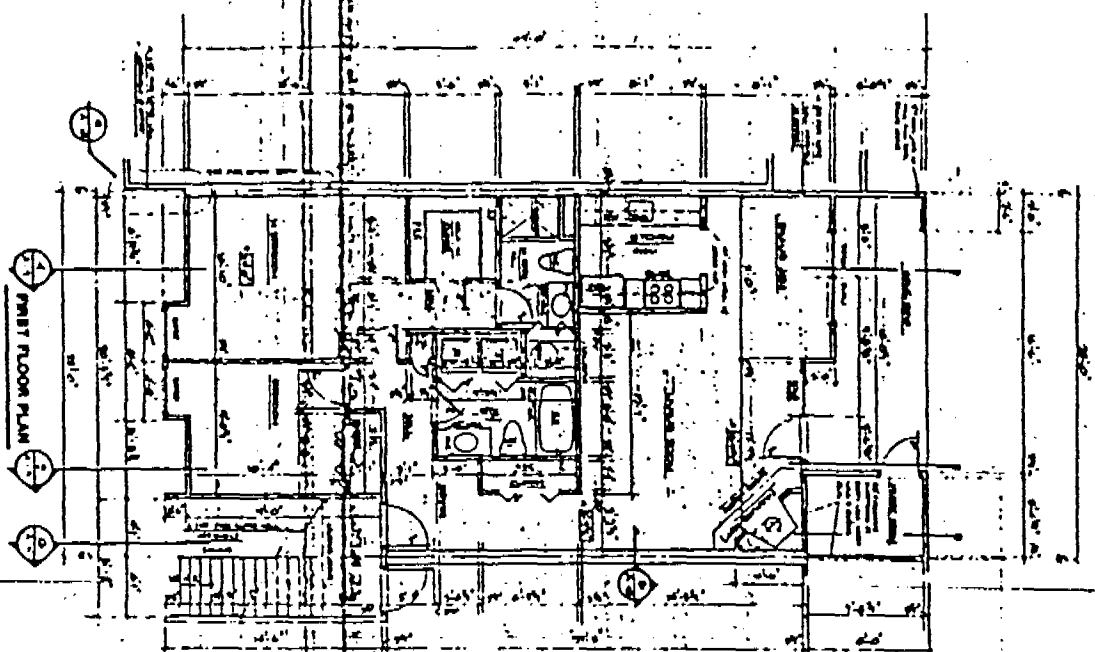


ARCHITECTS & LAND PLANNERS

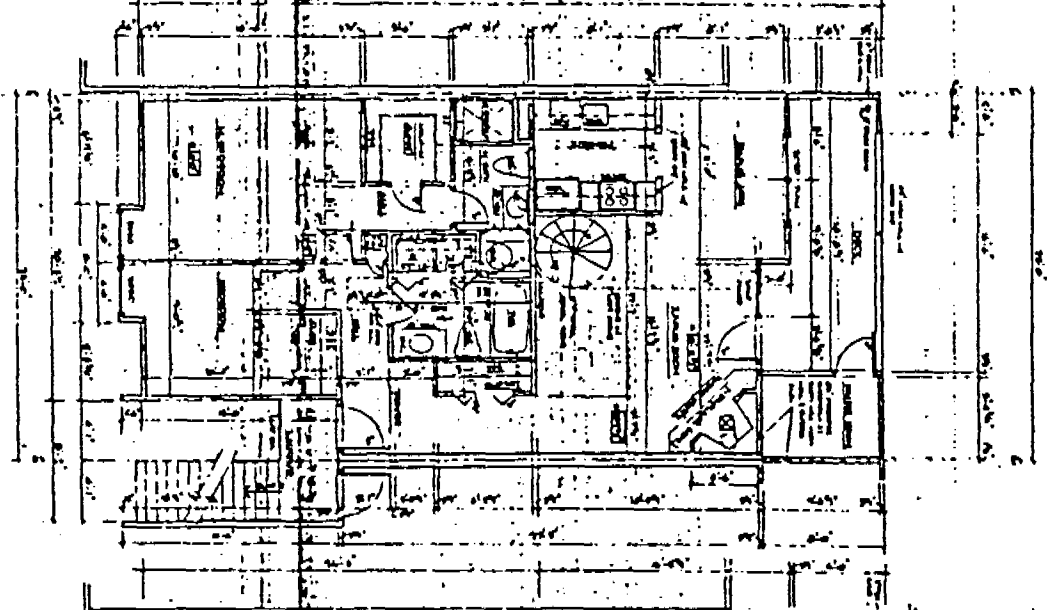
ONE BEDROOM UNIT
FLOOR PLANS

A1

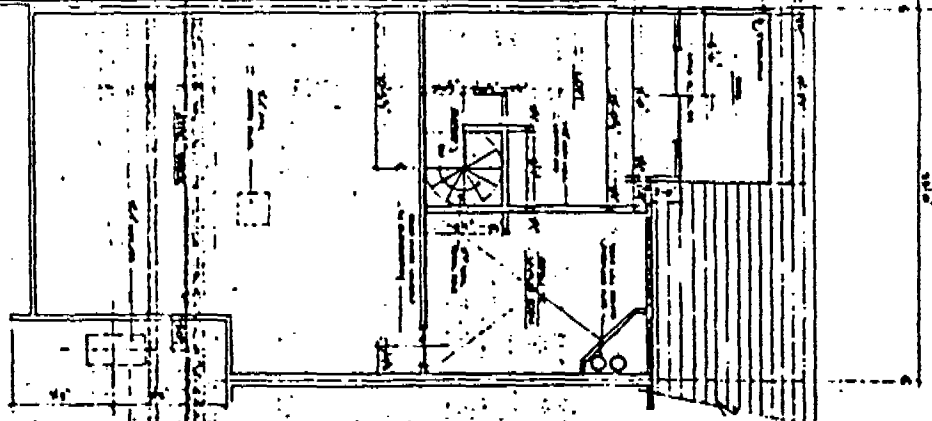
031-712



FIRST FLOOR PLAN



SECOND FLOOR PLAN
TWO BEDROOM UNIT



LOFT PLAN

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE AS NOTED.
 3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.
 4. SEE SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL.
 5. SEE SPECIFICATIONS FOR PAINTS AND COATINGS.
 6. SEE SPECIFICATIONS FOR FLOORING.
 7. SEE SPECIFICATIONS FOR CEILING.
 8. SEE SPECIFICATIONS FOR WALLS AND PARTITIONS.
 9. SEE SPECIFICATIONS FOR STAIRS AND RAILINGS.
 10. SEE SPECIFICATIONS FOR ELEVATORS AND ESCAPE STAIRS.
 11. SEE SPECIFICATIONS FOR GLAZING AND WINDOW TREATMENTS.
 12. SEE SPECIFICATIONS FOR EXTERIOR FINISHES.
 13. SEE SPECIFICATIONS FOR SITEWORK AND LANDSCAPING.
 14. SEE SPECIFICATIONS FOR UTILITY AND SERVICE AREAS.
 15. SEE SPECIFICATIONS FOR SIGNAGE AND IDENTIFICATION.
 16. SEE SPECIFICATIONS FOR SECURITY AND ACCESS CONTROL.
 17. SEE SPECIFICATIONS FOR SUSTAINABLE DESIGN AND GREEN BUILDING.
 18. SEE SPECIFICATIONS FOR ENERGY EFFICIENCY AND PERFORMANCE.
 19. SEE SPECIFICATIONS FOR INCLUSIVE DESIGN AND ACCESSIBILITY.
 20. SEE SPECIFICATIONS FOR COMMUNITY AND SOCIAL RESPONSIBILITY.
 21. SEE SPECIFICATIONS FOR CULTURAL AND HISTORIC PRESERVATION.
 22. SEE SPECIFICATIONS FOR TRANSPORTATION AND MOBILITY.
 23. SEE SPECIFICATIONS FOR WATER AND WASTE MANAGEMENT.
 24. SEE SPECIFICATIONS FOR AIR QUALITY AND CLIMATE RESILIENCE.
 25. SEE SPECIFICATIONS FOR BIODIVERSITY AND ECOSYSTEM SERVICES.
 26. SEE SPECIFICATIONS FOR SOIL AND WATER CONSERVATION.
 27. SEE SPECIFICATIONS FOR RISK MANAGEMENT AND DISASTER RESILIENCE.
 28. SEE SPECIFICATIONS FOR PUBLIC PARTICIPATION AND TRANSPARENCY.
 29. SEE SPECIFICATIONS FOR ETHICAL AND LEGAL COMPLIANCE.
 30. SEE SPECIFICATIONS FOR DOCUMENTATION AND RECORDS MANAGEMENT.
 31. SEE SPECIFICATIONS FOR CONSTRUCTION AND OPERATIONAL PHASES.
 32. SEE SPECIFICATIONS FOR MAINTENANCE AND OPERATIONAL COSTS.
 33. SEE SPECIFICATIONS FOR PERFORMANCE MONITORING AND EVALUATION.
 34. SEE SPECIFICATIONS FOR CONTINUOUS IMPROVEMENT AND INNOVATION.
 35. SEE SPECIFICATIONS FOR COMMUNITY ENGAGEMENT AND PARTNERSHIPS.
 36. SEE SPECIFICATIONS FOR LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) OR OTHER GREEN BUILDING RATING SYSTEMS.
 37. SEE SPECIFICATIONS FOR WELL-BEING AND QUALITY OF LIFE.
 38. SEE SPECIFICATIONS FOR RESILIENCE AND ADAPTABILITY.
 39. SEE SPECIFICATIONS FOR FLEXIBILITY AND SCALABILITY.
 40. SEE SPECIFICATIONS FOR TRANSPARENCY AND ACCOUNTABILITY.
 41. SEE SPECIFICATIONS FOR ETHICAL SOURCING AND SUPPLY CHAIN MANAGEMENT.
 42. SEE SPECIFICATIONS FOR SOCIAL AND ECONOMIC IMPACT.
 43. SEE SPECIFICATIONS FOR CULTURAL HERITAGE AND HISTORIC PRESERVATION.
 44. SEE SPECIFICATIONS FOR ARCHITECTURAL QUALITY AND DESIGN INTEGRITY.
 45. SEE SPECIFICATIONS FOR USER EXPERIENCE AND ACCESSIBILITY.
 46. SEE SPECIFICATIONS FOR SAFETY AND SECURITY.
 47. SEE SPECIFICATIONS FOR COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
 48. SEE SPECIFICATIONS FOR BEST PRACTICES AND INDUSTRY STANDARDS.
 49. SEE SPECIFICATIONS FOR INNOVATION AND TECHNOLOGY.
 50. SEE SPECIFICATIONS FOR SUSTAINABLE AND RESILIENT DEVELOPMENT.

DATE: 3/1/15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

APPROVED BY THE
 ARCHITECT OF RECORD
 [Signature]

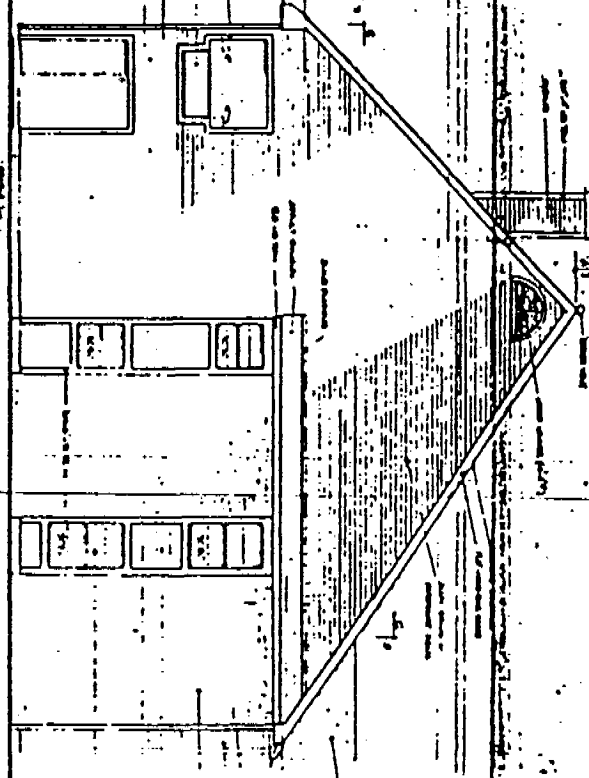
THE CORPORATION FOR
TAVISTOCK
 AT MADISONFIELD
 TWO TWO BEDROOM UNIT
 FLOOR PLANS

KANALSTEIN, TIMBER, DANTON P.A.
 ARCHITECTS & LAND PLANNERS
 100 S. MARKET STREET, SUITE 200, MADISON, WI 53703
 TEL: 608.261.1111 FAX: 608.261.1112
 WWW.KTDARCHITECTS.COM

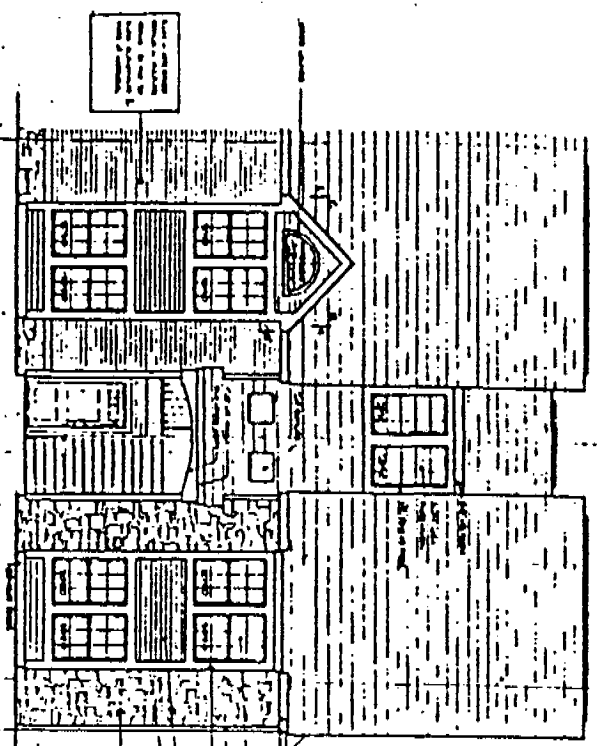


A2

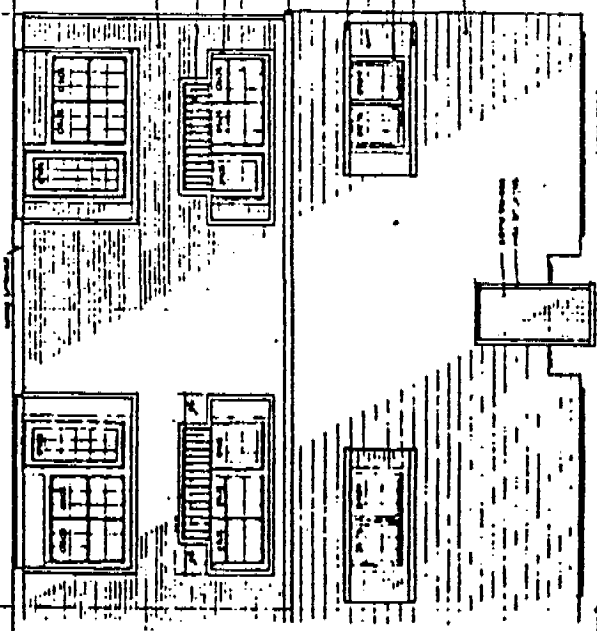
SIDE ELEVATION



FRONT ELEVATION



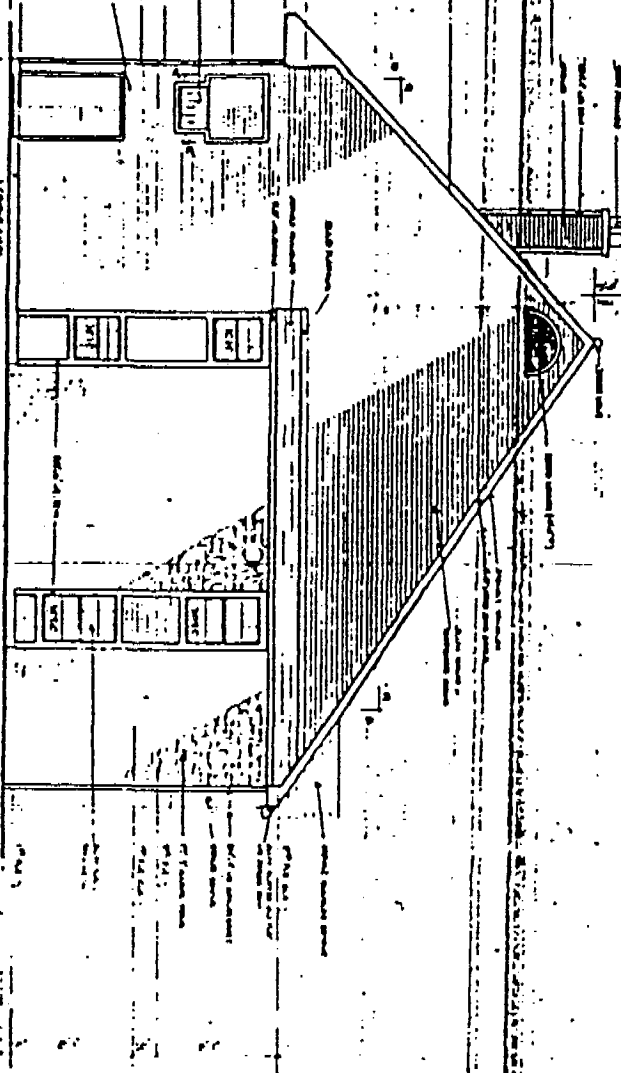
REAR ELEVATION



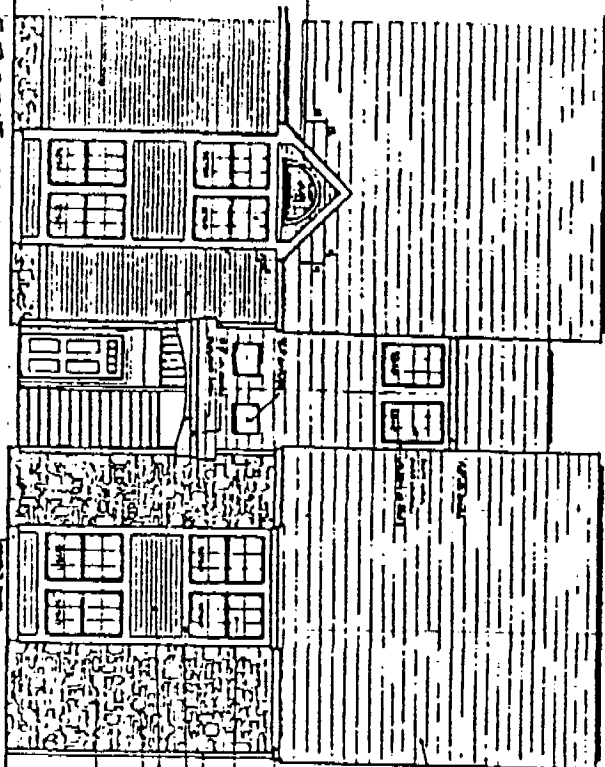
ONE BEDROOM BATH

APPROVED BY THE
 TOWN OF
 PLANNING BOARD
 DATE: 3/15/15
 DRAWN BY: [Signature]
 PROJECT: [Signature]

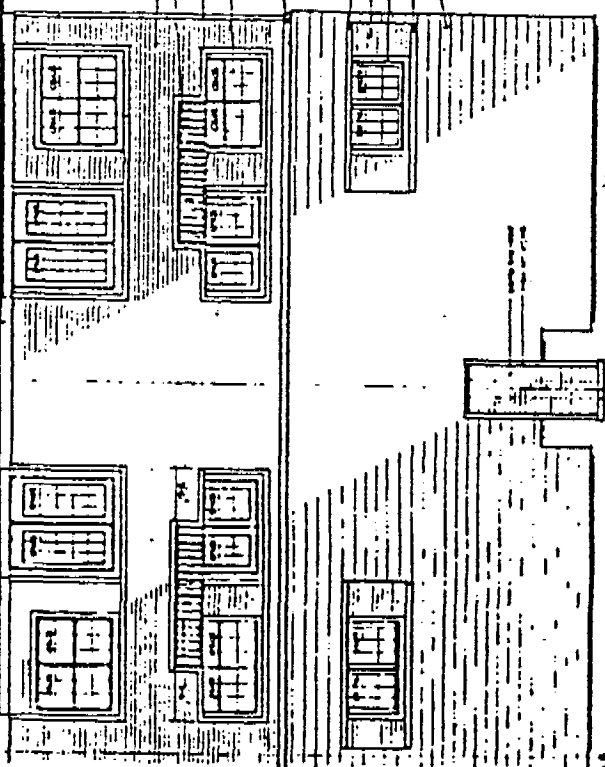
TYP. SIDE ELEV.



FRONT ELEV.



REAR ELEV.



TWO BEDROOM DUMP

APPROVED BY THE
ENGINEER OF CHESTER CO.
PLANNING BOARD
DATE: 5/1/87
DRAWN BY: S. J. K.
NOTED BY: J. M. G.

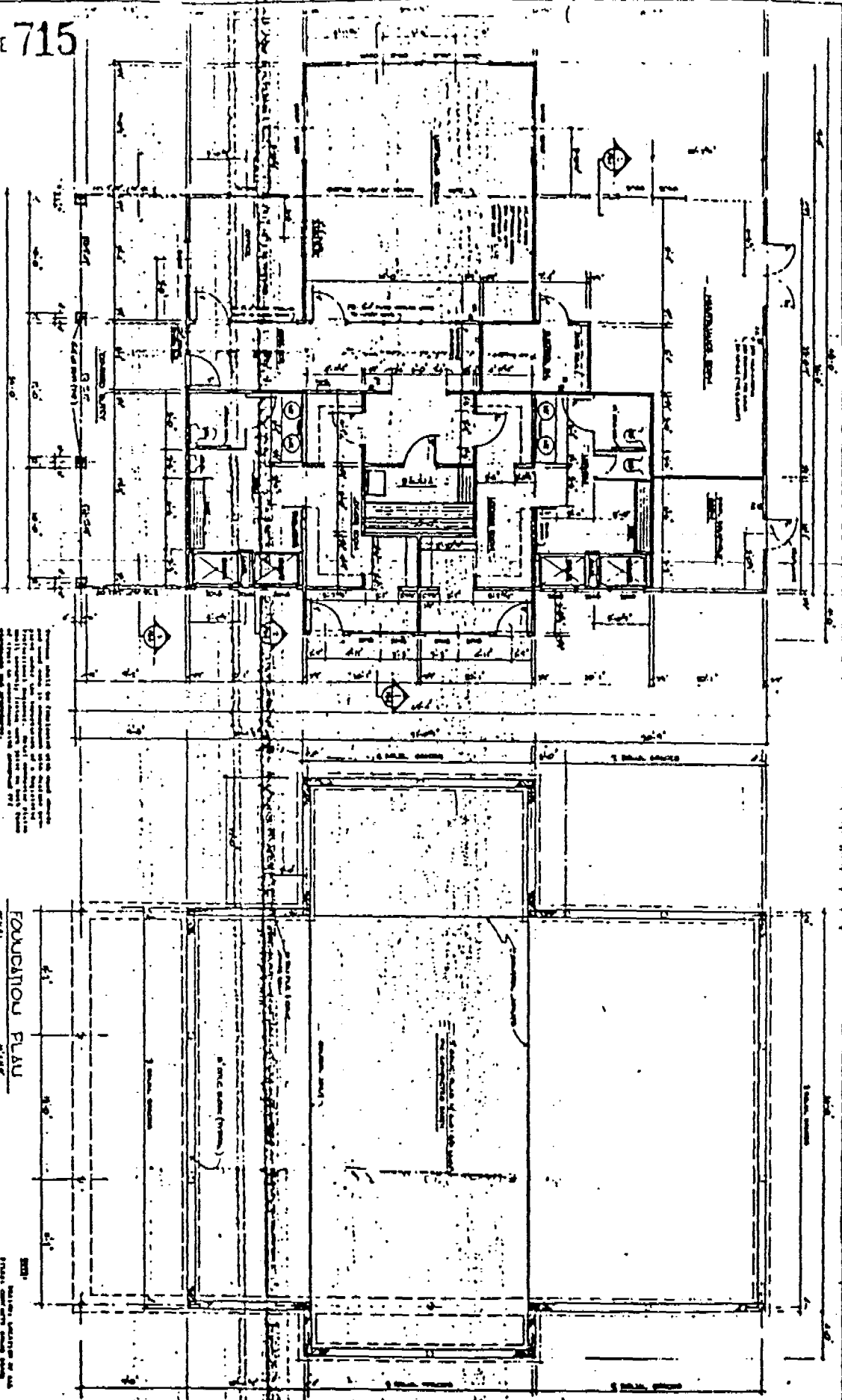
TAVISTOCK
AT HANOVER

KANALSTEIN, TIMBER, DANTON P.A.
ARCHITECTS & LAND PLANNERS



A7

5.000 SLAB



NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED. 3. ALL FLOORS ARE TO BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED. 4. ALL ROOFS ARE TO BE FLAT UNLESS OTHERWISE NOTED. 5. ALL CEILING ARE TO BE 8' HIGH UNLESS OTHERWISE NOTED. 6. ALL DOORS ARE TO BE 36" HIGH UNLESS OTHERWISE NOTED. 7. ALL WINDOWS ARE TO BE 48" HIGH UNLESS OTHERWISE NOTED. 8. ALL STAIRS ARE TO BE 10" WIDE UNLESS OTHERWISE NOTED. 9. ALL ELEVATORS ARE TO BE 48" WIDE UNLESS OTHERWISE NOTED. 10. ALL MECHANICAL ROOMS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 11. ALL ELECTRICAL ROOMS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 12. ALL TELEPHONE ROOMS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 13. ALL JANUARY ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 14. ALL RESTROOMS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 15. ALL LOCKERS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 16. ALL CHANGING ROOMS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 17. ALL SHOWERS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 18. ALL TUBS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 19. ALL SAUNAS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 20. ALL STEAM BATHS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 21. ALL SPA ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 22. ALL POOL ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 23. ALL DECK ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 24. ALL PATIO ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 25. ALL TERRACE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 26. ALL WALKWAY ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 27. ALL DRIVEWAY ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 28. ALL PARKING ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 29. ALL SIGNAGE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 30. ALL LIGHTING ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 31. ALL VENTILATION ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 32. ALL HEATING ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 33. ALL COOLING ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 34. ALL PLUMBING ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 35. ALL ELECTRICAL ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 36. ALL TELEPHONE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 37. ALL SECURITY ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 38. ALL ACCESS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 39. ALL EGRESS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 40. ALL SAFETY ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 41. ALL COMPLIANCE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 42. ALL PERMITS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 43. ALL INSURANCE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 44. ALL CONTRACTS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 45. ALL AGREEMENTS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 46. ALL CONDITIONS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 47. ALL WARRANTIES ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 48. ALL DISCLAIMERS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 49. ALL RELEASES ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 50. ALL ASSIGNMENTS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 51. ALL TRANSFERS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 52. ALL LIENS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 53. ALL ENCUMBRANCES ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 54. ALL EASEMENTS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 55. ALL RIGHTS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 56. ALL INTERESTS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 57. ALL CLAIMS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 58. ALL DEFENSES ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 59. ALL REMEDIES ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 60. ALL DAMAGES ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 61. ALL LOSSES ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 62. ALL PROFITS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 63. ALL BENEFITS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 64. ALL RIGHTS OF FIRST REFUSAL ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 65. ALL RIGHTS OF COVENANT ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 66. ALL RIGHTS OF EASEMENT ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 67. ALL RIGHTS OF WAY ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 68. ALL RIGHTS OF ACCESS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 69. ALL RIGHTS OF UTILITIES ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 70. ALL RIGHTS OF SERVICE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 71. ALL RIGHTS OF MAINTENANCE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 72. ALL RIGHTS OF REPAIR ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 73. ALL RIGHTS OF REPLACEMENT ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 74. ALL RIGHTS OF RESTITUTION ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 75. ALL RIGHTS OF RESCINDMENT ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 76. ALL RIGHTS OF RESOLUTION ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 77. ALL RIGHTS OF TERMINATION ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 78. 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ALL RIGHTS OF DISTRESS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 147. ALL RIGHTS OF AFFLICTION ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 148. ALL RIGHTS OF GRIEVANCE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 149. ALL RIGHTS OF OFFENSE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 150. ALL RIGHTS OF INJURY ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 151. ALL RIGHTS OF HARM ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 152. ALL RIGHTS OF DAMAGE ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 153. ALL RIGHTS OF LOSS ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 154. ALL RIGHTS OF DEFEAT ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 155. ALL RIGHTS OF DEFECTION ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 156. ALL RIGHTS OF DISSENT ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 157. ALL RIGHTS OF OBJECTION ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 158. ALL RIGHTS OF COMPLAINT ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 159. ALL RIGHTS OF CRITICISM ARE TO BE 10' X 10' UNLESS OTHERWISE NOTED. 160. 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EDUCATION PLAN

EDUCATION PLAN
 PROJECT NO. 1000
 DATE: 3/1/15
 DRAWN BY: J. SANCHEZ
 CHECKED BY: J. SANCHEZ
 APPROVED BY: J. SANCHEZ
 PROJECT NO. 1000
 DATE: 3/1/15
 DRAWN BY: J. SANCHEZ
 CHECKED BY: J. SANCHEZ
 APPROVED BY: J. SANCHEZ

DATE: 3/1/15
 DRAWN BY: J. SANCHEZ
 CHECKED BY: J. SANCHEZ
 APPROVED BY: J. SANCHEZ

THE CORPORATION OF
TAVISTOCK
 ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 1000
 FALLS CHURCH, VA 22044
 TEL: 703/441-1111
 FAX: 703/441-1112
 WWW.TAVISTOCK.COM

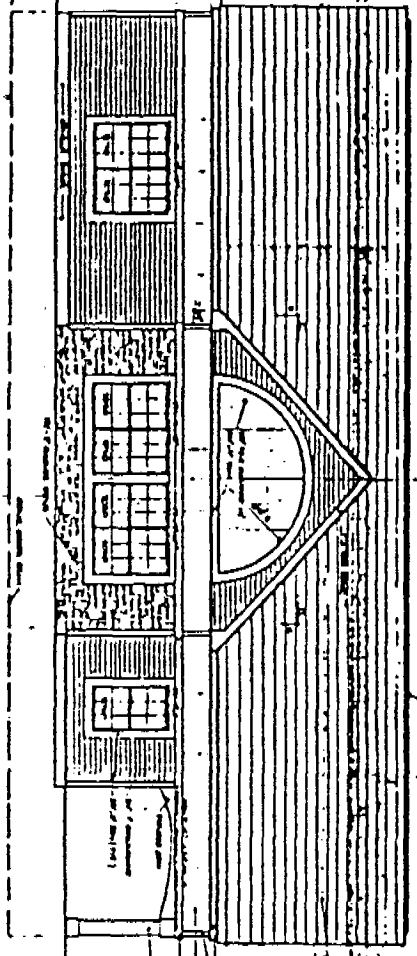
POOL BUILDING

KANALSTEN, TIMBER, DANTON & FAJARDO P.A.
 ARCHITECTS & LAND PLANNERS
 1000 AVENUE OF THE STARS
 SUITE 1000
 FALLS CHURCH, VA 22044
 TEL: 703/441-1111
 FAX: 703/441-1112
 WWW.KANALSTEN.COM

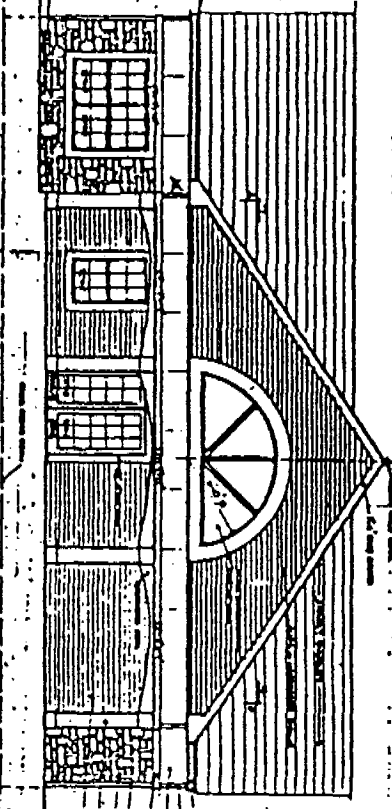
PB1

DEED BOOK 4031 pg 716

LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



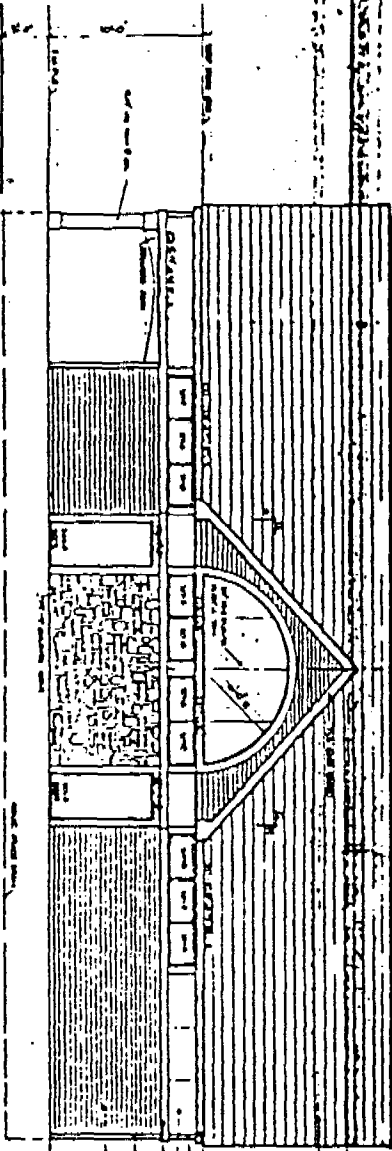
APPROVED BY THE
COMMISSIONER OF FOREST AND
RANGERS
DATE: 11/15/15
BY: [Signature]

THE GOVERNMENT OF
MINNESOTA
AT MINNEAPOLIS

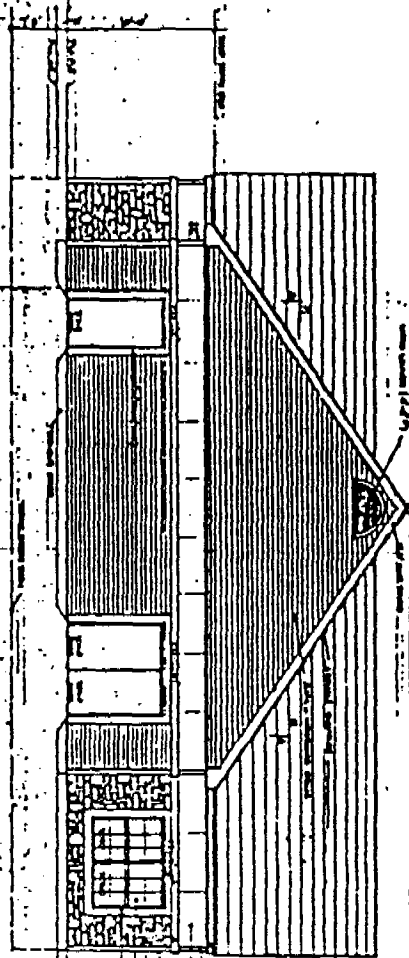
KANALSTEIN, TIMBER, DANTON & FAJARDO P.A.
ARCHITECTS & LAND PLANNERS



RIGHT SIDE ELEVATION (E.P.O.C.)



REAR ELEVATION



APPROVED BY THE
ENGINEER OF THE CITY OF
PUEBLO, COLORADO

DATE 11-1-14
DRAWN BY J. M. COOPER

TAVISTOCK
AT WASHINGTON

KANALSTEIN, TIMBER, DANTON & FAJARDO P.A.
ARCHITECTS & LAND PLANNERS



ARTICLES OF INCORPORATION.

OF

TAVISTOCK CONDOMINIUM ASSOCIATION

EXHIBIT 2

ARTICLES OF INCORPORATION
OF

TAVISTOCK CONDOMINIUM ASSOCIATION

In compliance with the requirements of Title 15A, Chapter 1, et seq., of the Revised Statutes of the State of New Jersey, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a Corporation not for profit and do hereby certify:

ARTICLE I

NAME

The name of the Corporation is TAVISTOCK CONDOMINIUM ASSOCIATION, hereinafter referred to as the "Association".

ARTICLE II

PURPOSE

This Association does not contemplate pecuniary gain or profit to the members hereof, and the specific purposes for which it is formed are to provide for the administration of an initial 15± acre tract of property bounded by, among other things, The Cooper River, Haddonfield-Berlin Road and McPhelin Avenue in Cherry Hill Township, Camden County, New Jersey, and described in a certain Master Deed entitled "Master Deed For Tavistock, A Condominium", recorded or to be recorded in the office of the Clerk of Camden County in accordance with Chapter 257 of the Laws of 1969 of New Jersey, N.J.R.S. 46:8B-1, et seq., and to provide for the maintenance, preservation and control of the common elements within the

said tract of property, and to promote the health, safety and welfare of the residents within the said tract of property.

ARTICLE III

PRINCIPAL OFFICE

The principal office of the Association is located at Tavistock Drive, Cherry Hill, New Jersey.

ARTICLE IV

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors. The initial Board of Directors shall be composed of three (3) persons who need not be members of the Association. The number of Directors may be changed pursuant to the By-Laws of the Association without amendment to these Articles of Incorporation. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESSES</u>
Joseph V. DiLullo	1115 Rydal Road Rydal, Pa.
Anthony R. DiMarco	782 Wooded Road Jenkintown, Pa.
Carol Houck	48A Waterford Apartments Kings Highway & Park Blvd. Cherry Hill, NJ

ARTICLE V

REGISTERED AGENT

Martin S. Ettin, whose address is 905 N. Kings Highway Cherry Hill, New Jersey is hereby appointed the initial registered agent of this Association.

ARTICLE VI

POWERS

The powers of the Association are as follows:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Master Deed and the By-Laws of the Association as same are applicable to the property described therein.

(b) To fix, levy, collect and enforce payment by any lawful means, of all charges and assessments pursuant to the terms of ~~said Master Deed and the By-Laws of the Association; to pay all~~ expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) To borrow money, to mortgage, pledge, deed in trust or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred; and

(e) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of New Jersey by law may now or hereafter have or exercise.

ARTICLE VII

MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any Unit which is subject to the Master Deed aforesaid is subject to assessment by the Association, and qualifies in accordance with the By-Laws, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership of any such Unit shall be the sole qualification for membership. Upon termination of the interest of the Unit Owner, his membership shall automatically terminate and shall be transferred and shall inure to the new Unit Owner succeeding him in interest.

ARTICLE VIII

DURATION

The association shall exist perpetually.

ARTICLE IX

ADDITIONAL PROPERTIES

Additional properties may be annexed to the property subject to the terms and conditions of the Master Deed, By-Laws of this Association and rules and regulations promulgated thereunder, and all such additional properties shall be governed thereby.

ARTICLE IX

AMENDMENTS

Amendment of these Articles of Incorporation shall require the assent of seventy-five (75%) percent of the members.

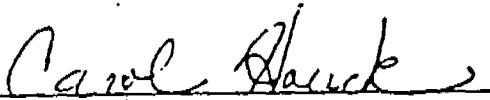
IN WITNESS WHEREOF, for the purpose of forming this non-profit corporation under the laws of the State of New Jersey, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 16th day of October, 1984.



Joseph V. DiLullo



Anthony R. DiMarco



Carol Houck

STATE OF Pennsylvania:
COUNTY OF Philadelphia: SS

BE IT REMEMBERED that on this 16th day of October, 1984, before me, the subscriber, a Notary Public, personally appeared Joseph V. DiLullo, Anthony R. DiMarco and Carol Houck who, I am satisfied are the persons named in the foregoing instrument, and I having first made known to them the contents thereof did thereupon acknowledge that they signed, sealed and delivered the aforesaid instrument as their voluntary act and deed for the uses and purposes therein expressed.


Notary Public

ARTICLES OF INCORPORATION

OF

TAVISTOCK CONDOMINIUM ASSOCIATION

EXHIBIT "E"

ARTICLES OF INCORPORATION
OF

TAVISTOCK CONDOMINIUM ASSOCIATION

In compliance with the requirements of Title 15A, Chapter 1, et seq., of the Revised Statutes of the State of New Jersey, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a Corporation not for profit and do hereby certify:

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PURPOSE

This Association does not contemplate pecuniary gain or profit to the members hereof, and the specific purposes for which it is formed are to provide for the administration of an initial 15± acre tract of property bounded by, among other things, The Cooper River, Haddonfield-Berlin Road and McPhelin Avenue in Cherry Hill Township, Camden County, New Jersey, and described in a certain Master Deed entitled "Master Deed For Tavistock, A Condominium", recorded or to be recorded in the office of the Clerk of Camden County in accordance with Chapter 257 of the Laws of 1969 of New Jersey, N.J.R.S. 46:8B-1, et seq., and to provide for the maintenance, preservation and control of the common elements within the

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(b) To fix, levy, collect and enforce payment by any lawful means, of all charges and assessments pursuant to the terms of ~~said Master Deed and the By-Laws of the Association; to pay all~~ expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) To borrow money, to mortgage, pledge, deed in trust or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred; and

(e) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of New Jersey by law may now or hereafter have or exercise.

ARTICLE VII

MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any Unit which is subject to the Master Deed aforesaid is subject to assessment by the Association, and qualifies in accordance with the By-Laws, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership of any such Unit shall be the sole qualification for membership. Upon termination of the interest of the Unit Owner, his membership shall automatically terminate and shall be transferred and shall inure to the new Unit Owner succeeding him in interest.

ARTICLE VIII

DURATION

The association shall exist perpetually.

ARTICLE IX

ADDITIONAL PROPERTIES

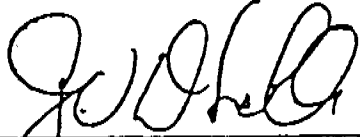
Additional properties may be annexed to the property subject to the terms and conditions of the Master Deed, By-Laws of this Association and rules and regulations promulgated thereunder, and all such additional properties shall be governed thereby.

ARTICLE IX

AMENDMENTS

Amendment of these Articles of Incorporation shall require the assent of seventy-five (75%) percent of the members.

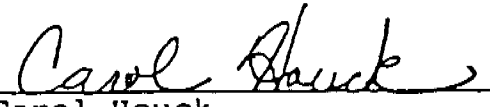
IN WITNESS WHEREOF, for the purpose of forming this non-profit corporation under the laws of the State of New Jersey, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 16th day of October, 1984.



Joseph V. DiLullo



Anthony R. DiMarco



Carol Houck

STATE OF Pennsylvania :
COUNTY OF Philadelphia : SS

BE IT REMEMBERED that on this 16th day of October, 1984, before me, the subscriber, a Notary Public, personally appeared Joseph V. DiLullo, Anthony R. DiMarco and Carol Houck who, I am satisfied are the persons named in the foregoing instrument, and I having first made known to them the contents thereof did thereupon acknowledge that they signed, sealed and delivered the aforesaid instrument as their voluntary act and deed for the uses and purposes therein expressed.



Notary Public

HELEN DESKIEWICZ, Notary Public
PHILA. PHILA. COUNTY, PA.
My Commission Expires...

NEED
BOOK 4031 PAGE 730

BY-LAWS
OF
TAVISTOCK CONDOMINIUM ASSOCIATION

EXHIBIT "F"

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BY-LAWS
OF
TAVISTOCK CONDOMINIUM ASSOCIATION

ARTICLE I

NATURE OF BY-LAWS

SECTION 1. Purpose. These By-Laws are intended to govern the administration of Tavistock Condominium Association, a non-profit corporation organized under Title 15 of the New Jersey Statutes Annotated, and provide for the management, administration, utilization and maintenance of the Common Elements described in the Master Deed for Tavistock, A Condominium.

SECTION 2. Definitions. Unless the content clearly indicates otherwise, all definitions set forth in the aforesaid Master Deed or in N.J.S.A. 46:8B-3 are incorporated herein by reference.

SECTION 3. Fiscal Year. The fiscal year of the corporation shall be determined by the Board of Directors.

SECTION 4. Principal Office. The principal office of the corporation is located at Tavistock Drive, Cherry Hill, New Jersey.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS

SECTION 1. Members. Every person, firm, association, corporation or other legal entity who is a record Owner or Co-Owner of the fee simple title to any Unit shall be a Member of the Association; provided however, that any person, firm, association, corporation, or legal entity who holds such title or interest merely as a security for the performance of an obligation (including but not limited to mortgagees or trustees under deeds of trust) shall not be a Member of the Association.

SECTION 2. Associate Members. Every person who is entitled to possession and occupancy of a Unit as a tenant or lessee of a Unit Owner may be an Associate Member of the Association, but shall not be entitled to any vote with respect to Association matters.

SECTION 3. Change of Membership. Change of Membership shall be accomplished by recording in the Camden County Register's office a deed or other instrument establishing record title to

a Unit, and delivering to the Secretary of the Association a certified copy of such instrument. The membership of the prior Unit Owner shall be thereby terminated.

SECTION 4. Rights of Membership. Every person who is entitled to membership in the Association, pursuant to the provisions of these By-Laws, shall be privileged to use and enjoy the Common Elements, subject to the exclusive right of usage of any Unit Owner therein and subject however to the right of the Association to:

- (a) Promulgate rules and regulations governing such use and enjoyment; and
- (b) Suspend the use and enjoyment of the Common Elements as provided in Section 5 of this Article II; and
- (c) Dedicate or transfer all or part of the Common Elements, other than any Building in which any Units are contained, as provided in Section 1(o) of Article V hereof.

SECTION 5. Suspension of Rights. The membership and voting rights of any member may be suspended by the Board for any period during which any assessment against the Unit to which his membership is appurtenant remains unpaid; but upon payment of such assessments, and any interest accrued thereon, whether by check or cash, his rights and privileges shall be immediately and automatically restored. Further, if Rules and Regulations governing the use of the Common Elements and the conduct of persons thereon have been adopted and published, as authorized in the By-Laws, the rights and privileges of any person in violation thereof may be suspended indefinitely until such time as the violation is abated. No such action shall be taken by the Board until the Unit Owner is afforded an opportunity for a hearing which is consistent with the principles of due process of law.

SECTION 6. Contribution to Capital. The Board may impose each Unit Owner, upon acquisition of title to his Unit, a non-refundable contribution to the capital of the Association in an amount to be determined by the Board, but not to exceed an amount equal to three (3) months of the estimated annual Common Expenses attributable to the Unit at time of closing. If imposed, payment of such fee shall be a condition precedent to membership in the Association. Any unpaid membership fee shall be deemed a lien on the Unit in the same manner as an unpaid Common Expense attributable to such Unit.

SECTION 7. Votes. There shall be three hundred and twenty-four (324) votes in the Association, all of which shall initially be held by the Sponsor; provided, however, that upon each conveyance of title of a Unit by Sponsor to another Unit Owner, such Unit Owner shall become entitled to one (1) vote for each Unit purchased, and the number of votes held by the Sponsor shall be

reduced accordingly. In the event that the Master Deed is not amended so as to cause the Condominium Property to be enlarged by the annexation or incorporation of the Additional Real Estate (and by the additional two hundred twenty (220) Units to be constructed thereon), within the time period set forth in Article XX of the Master Deed, the number of votes in the Association shall be additionally reduced by one for each Unit less than two hundred and twenty (220) that is not so annexed or incorporated into the Condominium within the time period set forth in Article XX. Sponsor's votes shall be cast by such persons as it may from time to time designate. Votes not held by Sponsor shall be cast in person or by proxy as otherwise provided herein.

SECTION 8. Proxies. Proxy ballots shall be permitted with respect to all elections of Directors, and all amendments to the Articles of Incorporation, the Master Deed or these By-Laws, or any other matter which is to come before a meeting of the membership of the Association. Each proxy shall be in writing, signed by the Unit Owner whose vote is being cast by the proxy or, where a Unit is owned jointly, by one of the Unit Owners whose vote is being cast by the proxy, or by his or their duly authorized representative, and shall be delivered to the Secretary of the Association, or such other person as the President may designate, at least twenty four hours prior to the commencement of the meeting at which ballots are to be cast. Proxies may be revoked at any time prior to the opening of the polls, and no proxy shall be voted on after eleven (11) months from its date unless said proxy provides for a longer period, not to exceed three (3) years from the date of execution.

All proxies shall be substantially in the form prescribed by the Board and if not in such form, shall be deemed to be invalid by the Board, which shall exercise its sole and absolute discretion in making such a determination.

ARTICLE III

MEETINGS OF UNIT OWNERS

SECTION 1. Place of Meeting. All meetings of the Unit Owners of the Association shall be held at the Condominium or at such other place convenient to the members as may be designated.

SECTION 2. First Annual Meeting and Regular Annual Meetings. The first annual meeting shall be held not more than sixty (60) days after twenty-five (25%) percent of the Units have been conveyed to individual Unit Owners (i.e. after 81 Units have been conveyed to individual Unit Owners [See Article IV, Section 2]), and succeeding annual meetings shall be held on the anniversary date of the first annual meeting. If the election of directors shall not be held on the day designated herein for any annual meeting or at any adjournment of such meeting, the Board shall cause the election to be held at a special meeting as soon thereafter as may be convenient. At such special meeting, the Unit Owners may elect the Directors and transact other business with the same force and effect as at an annual meeting duly called and held.

Each proxy validly received for the originally scheduled meeting shall remain in full force and effect for any such adjourned meeting or special meeting unless it is revoked or superceded by a later valid proxy. New proxies may be received for any such subsequent meeting. After the first annual meeting of the Unit Owners, succeeding annual meetings shall be held during the same month of each succeeding year. Election of Directors at successive annual meetings shall be in accordance with Article IV, Section 3.

SECTION 3. Special Meetings. After the first annual or special meeting, special meetings of Unit Owners may be called by the President whenever he deems such a meeting advisable, or shall be called by the Secretary when so ordered by the Board, or upon the written request of Members representing not less than twenty-five (25%) percent of all the votes entitled to be cast at such meeting. Such request shall state the purpose(s) of such meeting and the matter(s) proposed to be acted upon. Unless Unit Owners representing at least fifty (50%) percent of all votes entitled to be cast request such a meeting, no special meeting may be called to consider any matter which is substantially the same as a matter voted upon at any meeting of the Unit Owners held during the preceding twelve (12) months, which determination shall be made by the Board in its sole and absolute discretion.

SECTION 4. Notice of Meeting. Except as otherwise provided by law, notice of each meeting of Unit Owners, whether annual or special, shall be given not less than ten (10) days, nor more than ninety (90) days before the day on which the meeting is to be held, to each Unit Owner at his last known address, by delivering a written or printed notice thereof to said Unit Owner, or by mailing such notice, postage prepaid. Every such notice shall state the time and place of the meeting and shall state briefly the purpose(s) thereof. Notice of any meeting of Unit Owners shall not be required to have been sent to any Unit Owners who shall attend such meeting in person or by proxy. Notice of any adjourned meeting of the Unit Owners shall not be required to be given except when expressly required by law. Except where otherwise expressly required by law, no publication of any notice of a meeting of Unit Owners shall be required.

SECTION 5. Quorum and Adjourned Meetings. At each meeting of the Unit Owners, persons (including Sponsor or its representative) holding twenty (20%) percent of the valid and authorized votes present in person or by proxy and entitled to vote shall constitute a quorum for the transaction of business, except where otherwise provided by law. In the absence of a quorum, the persons holding votes present in person or by proxy and entitled to vote, may, by majority vote, adjourn the meeting from time to time, until a quorum shall be present or represented. At any meeting to which the original meeting was adjourned, and at which a quorum may be present any business may be transacted which might have been transacted at the meeting originally called.

SECTION 6. Organization. At each meeting of the Association, the President, or, in his absence, the Vice President, or in the absence of both of them, a person chosen by a majority vote of the Unit Owners present in person or represented by proxy and entitled to vote thereat, shall act as a chairperson, and the Secretary, or in his absence, a person whom the chairperson shall appoint, shall act as Secretary of the Meeting.

SECTION 7. Voting. Except as otherwise required by the Articles of Incorporation, the Master Deed or any law, a quorum being present, a majority of votes present, in person or by proxy, shall be sufficient on those matters which are to be voted on by the Unit Owners. The election of Directors shall be by ballot. Unless determined by a majority of the votes of the Unit Owners present at such meeting, in person or by proxy or determined by the chairperson of the meeting to be advisable, the vote on any other question need not be by ballot.

SECTION 8. Judges. If at any meeting of the Unit Owners a vote by ballot shall be taken on any question, the chairperson of such meeting shall appoint two Judges to act thereat with respect to such vote. Each Judge so appointed shall first take an oath faithfully to execute the duties of a Judge at such meeting with strict impartiality and according to the best of his ability. Such Judges shall decide upon the qualifications of voters and shall report the number of votes represented at the meeting and entitled to vote on such question, shall conduct and accept the votes, and when the voting is completed, shall ascertain and report the number or votes respectively for and against the questions. As to the election of Directors, the number of votes received by each candidate need not be reported. Reports of Judges shall be in writing and subscribed and delivered by them to the Secretary of the meeting. The Judges need not be members of the Association, and any officer or Director of the Association may be a Judge on any question, other than a vote for or against his election to any position with the Association or any other question in which he may be directly interested.

SECTION 9. Order of Business. The order of business at the annual meeting of the Unit Owners or at any special meetings insofar as practicable shall be:

- (a) Calling of the roll and certifying the proxies.
- (b) Proof of notice of meeting and waiver of notice.
- (c) Reading and disposal of any unapproved minutes.
- (d) Appointment of Judges of Election, if appropriate.
- (e) Election of Directors, if appropriate.

- (f) Receiving reports of officers.
- (g) Receiving reports of committees.
- (h) Old business.
- (i) New business.

ARTICLE IV

BOARD OF DIRECTORS

SECTION 1. Express and Implied Powers and Duties.

The property, affairs and business of the Association shall be managed by the Board of Directors, which shall have all those powers granted to it by the Articles of Incorporation, the Master Deed, these By-Laws, and by law.

SECTION 2. Number and Qualifications. Until the first annual meeting of the membership of the Association, the Board shall consist of three (3) persons designated by the Sponsor, none of whom need be Unit Owners of the Condominium. No later than sixty (60) days after twenty-five percent of the Units in the Condominium have been sold by Sponsor (i.e. after 81 Units have been sold by Sponsor), or, if sooner, two (2) years following the conveyance of the first Unit to a Unit Owner other than the Sponsor, the first annual meeting shall be held pursuant to the provisions of Article III, Section 2. At that meeting the Board shall be expanded from three (3) to five (5) Directors and the Unit Owners of the Association (exclusive of Sponsor) shall elect two (2) new Directors to the Board.

No later than the earlier of sixty (60) days after seventy-five (75%) percent of the Units in the Condominium shall have been sold by Sponsor (i.e. after 243 Units have been sold by Sponsor), or, if sooner, five (5) years following the conveyance of the first Unit to a Unit Owner other than the Sponsor, the Unit Owners of the Association (exclusive of Sponsor) shall, subject to the protective provisions contained in Section 4, hereof, elect new Directors who shall be Unit Owners to replace any Director of the Board who had previously been designated by Sponsor.

Except where the two (2) year and five (5) year divestiture provisions hereinbefore immediately set forth in the first and second paragraphs respectively of this Article IV, Section 2 would require earlier election of members of the Board by Unit Owners other than the Sponsor, and except as provided for in the fourth paragraph of this Article IV, Section 2, for purposes of determining whether the period of Sponsor control has terminated or whether Unit Owners other than the Sponsor are entitled to elect members of the Board under Article IV, or when the first annual meeting of the membership of the Association is to be held under Article III, the percentage of Units conveyed is presumed to be that percentage which would have been conveyed if all three hundred and twenty-four (324) Units the Sponsor reserves the right to build were included in the Condominium.

If and to the extent that Sponsor retains and leases any unsold Unit(s), the following provisions shall apply:

- (a). For purposes of determining whether the period of Sponsor control has terminated, or whether Unit Owners other than Sponsor are entitled to elect members of the Board, or when the first annual meeting of the membership of the Association is to be held, such Unit(s) shall not be taken into account, so that the number of votes in the Association - i.e. 324 - for such purposes shall be deemed to have been reduced by one vote for each such Unit so retained and leased.
- (b). Except as hereinbefore immediately set forth in subparagraph (a) of this fourth paragraph of this Article IV, Section 2, the Sponsor shall be entitled one vote in the Association for each such Unit so retained and leased.

Anything contained herein to the contrary notwithstanding, the Sponsor may, in its discretion, surrender control of the Board of the Association prior to the time as specified herein, provided that Unit Owners other than Sponsor agree by a majority vote to assume control.

Upon the assumption of control of the Board of the Association by Unit Owners other than the Sponsor, the Sponsor shall forthwith deliver to the Association all items and documents pertinent to the Association such as, but not limited to, a copy of the Master Deed, declaration of covenants and restrictions, if any, documents of creation of the Association, By-Laws, minute book, including all minutes, any rules and regulations, an accounting of Association funds, Association funds, all personal property, insurance policies, government permits, a membership roster and all contracts and agreements relative to the Association.

The Association when controlled by Unit Owners other than Sponsor, shall not take any action that would be detrimental to the sales of Units by the Sponsor and shall continue the same level of maintenance, operation and services as immediately prior to their assumption of control, until the last unit is sold.

In the case of partnership Unit Owners, Directors shall be members, agents, or employees of such partnership or of the partners therein; or in the case of corporate Unit Owners (including the Sponsor, during such time as Sponsor shall be an Owner of any Units), Directors shall be officers, shareholders, employees or agents of such corporation; or in the case of fiduciary Unit Owners, Directors shall be fiduciaries or officers or employees of such fiduciaries.

At least one (1) of the Directors of the Board shall be a resident of the State of New Jersey.

SECTION 3. Election and Term of Office. The first two (2) Directors elected by the members, and their successors, shall serve for three-year terms. The remaining Directors shall serve for two-year terms, subject to the requirements of these By-Laws. In any event, the regular terms of the Directors shall not expire until the next annual meeting after expiration of their terms, and the Directors shall hold office until their respective successors have been duly elected and qualified, or until removed in the manner elsewhere provided. The existing Board shall act until the completion of the meeting at which the election of the new Board of Directors has been held. Each Unit Owner, including the Sponsor to the extent that the Sponsor is still a Unit Owner, shall vote in accordance with the provisions of these By-Laws and the Master Deed for each position to be filled. If at any meeting for election of Directors more than twice the number of candidates to be elected at such meeting are nominated, then and in such event there shall be two (2) ballots. At the end of the first ballot, the field of nominees shall be reduced so that there are no more than twice as many candidates running as there are positions to be filled, with the persons receiving the fewest votes being eliminated. A second ballot shall be held, and on the second ballot, the persons receiving the most votes will be elected. If there are not more than twice the number of nominees for the number of positions to be filled, then there shall be one (1) ballot, with the persons receiving the most votes being elected to the Board. After the first annual meeting of the membership of the Association, succeeding annual meetings shall be held during the same month of each succeeding year. At each annual meeting, the Directors shall be elected by ballot of the Unit Owners in accordance with these By-Laws to replace the Directors whose terms are expiring.

SECTION 4. Sponsor's Protective Provisions. After control of the Board of Directors has become vested in Directors elected by Unit Owners other than the Sponsor, and so long as the Sponsor owns at least one (1) Unit and holds same for sale in the ordinary course of business, the following shall apply:

- (a) Neither the Association nor its Board of Directors shall take any action that will impair or adversely affect the rights of the Sponsor or cause the Sponsor to suffer any financial, legal or other detriment, including but not limited to any direct or indirect interference with the sale of Units, or the assessment of the Sponsor for capital improvements. The Sponsor will pay for capital improvements if required by a governmental agency, or in the event of an emergency, however.
- (b) The Association and its Board of Directors shall continue the same level of maintenance, operation and services as provided immediately prior to the assumption of control of the Association and the Board of Directors by Unit Owners other than the Sponsor.

- (c) In furtherance of the foregoing provisions, the Sponsor shall have the right to veto any and all actions of the Association or its Board of Directors which may have any direct or indirect detrimental impact upon the Sponsor as may be determined by the sole discretion of the Sponsor.
- (d) The Sponsor shall exercise its veto right, in its sole and absolute discretion, within ten (10) days after its receipt of notice that a resolution or other action is proposed or has been taken by the Association or its Board of Directors. In such event, the Sponsor shall notify the Secretary of the Association of its exercise of its veto right and any such proposal or action shall be null and void ab initio and of no further force or effect.

The aforementioned protective provisions shall be construed in accordance with and not in derogation of N.J.S.A. 46:8B-1 of the New Jersey Condominium Act and N.J.A.C. 17:26-8.4 of the regulations promulgated pursuant to the New Jersey Planned Real Estate Development Full Disclosure Act, N.J.S.A. 45:22A-21 et seq.

SECTION 5. Removal of Members of the Board. At any duly held regular or special meeting of the Unit Owners, any one or more Directors may be removed with or without cause by a majority of the Unit Owner votes present, and a successor may then and there be appointed by a majority of the remaining Directors to fill the vacancy thus created. In the event that all of the Directors are removed, successors shall be elected by the Unit Owners in the manner set forth in Article IV, Section 3 herein to fill the vacancies thus created. Each person so elected shall be a Director for the remainder of the term of the duly elected and qualified Director whose term he is filling and until his successor is duly elected and qualified. Any Director whose removal has been proposed shall be given an opportunity to be heard at the meeting. This provision shall not apply to any Director appointed by the Sponsor.

SECTION 6. Vacancies. Vacancies in the Board caused by any reason other than the removal of a Director by a vote of the Unit Owners of the Association shall be filled by a vote of a majority of the remaining Directors, including the Sponsor's appointees, at a special meeting of the Board held for that purpose promptly after the occurrence of any such vacancy. Each person so elected shall be a Director for the remainder of the term of the Director whose term he is filling and until his successor shall have been duly elected and qualified. Notwithstanding the foregoing, until the first annual meeting of Unit Owners, Sponsor shall have the right to fill all vacancies on the Board by appointment. Anything contained herein to the contrary notwithstanding, whenever a Director who has been elected by Unit Owners other than Sponsor is removed or resigns from the Board, that vacancy on the Board shall be filled by a Unit Owner other than Sponsor.

SECTION 7. Meeting of the Board; Notices; Waiver of Notice.
The first annual meeting of the Board shall be held within ten (10)

days after the first annual meeting of the Unit Owners and at such time and place as shall be fixed by a majority of the Board and no notice shall be necessary. Thereafter, regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the Board, but at least two meetings shall be held each year. Special meetings of the Board may be called by the President on three (3) days notice to each Director given by mail or telegram, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board shall be called by the President or the Secretary in like manner and on like notice on the written request of at least three (3) Directors. Any Director may, at any time, waive notice of any meeting of the Board in writing and such waiver shall be deemed equivalent to the giving of notice. Actual attendance by Directors at any meeting of the Board shall constitute a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting. In the discretion of the Board, meetings of the Board or portions thereof may be opened to members of the Association for observation or participation in such manner and to such extent as the Board may deem appropriate.

SECTION 8. Quorum and Adjourned Meetings. At all meetings of the Board, a majority of the Directors shall constitute a quorum for the transaction of business and the votes of a majority of the Directors present and voting at a meeting at which a quorum is present shall constitute a valid decision. If at any meeting of the Board there shall be less than a quorum present, the majority of those present shall adjourn the meeting to a new date. At any such adjourned meeting at which a quorum is present, any business which may have been transacted at the original meeting may be transacted without further notice. The vote of a majority of those present at a Board meeting at which a quorum is present shall be necessary for valid action by the Board.

SECTION 9. Joinder in Meetings by Approval of Minutes. The transaction of any business at any meeting of the Board however called and noticed or wherever held, shall be valid as though a meeting duly held after regular call and notice, if a quorum is present; and if, either before or after the meeting, each Director signs a written waiver of notice, or a consent to the holding of the meeting, or an approval of the minutes thereof or of the resolution or act adopted at such meeting. All such waivers, consents or approval, shall be in writing and filed with the Secretary and made a part of the minutes of the meeting even though filed subsequent thereto.

SECTION 10. Non-Waiver. All the rights, duties and privileges of the Board shall be deemed to be continuing and shall not be exhausted by any single act or series of acts. To the same extent, the failure to use or employ any remedy or right hereunder or hereafter granted shall not preclude its exercise in the future nor shall any custom bind the Board.

SECTION 11. Consent in Lieu of Meeting and Vote. Anything to the contrary in these By-Laws, the Articles of Incorporation or the Master Deed notwithstanding, the entire Board shall have the power to take action on any matter on which it is authorized to act, without the necessity of a formal meeting and vote if the entire Board shall consent in writing to such notice.

ARTICLE V - POWERS AND DUTIES OF BOARD OF DIRECTORS

SECTION 1. General Powers and Privileges. The Board shall have those powers which include but which are not necessarily limited to the following, together with such other powers as may be granted herein or by law, or in the Master Deed, or which may be necessarily implied:

- (a) Employ, by contract or otherwise, a managing agent or an independent contractor, to oversee, supervise and follow out the responsibilities of the Board. Said manager or said independent contractor shall be compensated upon such terms as the Board deems necessary and proper; and
- (b) To employ any person, firm or corporation to repair, maintain or renovate the Common Elements of the Condominium; lay pipes or culverts; to bury utilities; to put lights or poles; to erect signs and traffic and safety controls of various sorts on said Property; and
- (c) To employ professional counsel and to obtain advice from persons, firms or corporations such as, but not limited to, landscape architects, architects, engineers, lawyers and accountants; and
- (d) To employ or contract for water and sewer, electricity and gas or other forms of utilities, cable or master antenna television; and
- (e) To employ all managerial personnel necessary, or enter into a managerial contract for the efficient discharge of the duties of the Board hereunder; and
- (f) To adopt, amend, and publish Rules and Regulations covering the details of the operation and use of the Common Elements, including but not limited to those relating to the pet controls; and
- (g) Secure full performance by Unit Owners or occupants of all items of maintenance for which they are responsible; and
- (h) Set minimum standards for floor coverings installed by all Unit Owners in Buildings, with the exception of Sponsor; and
- (i) Coordinate the plans of Unit Owners and occupants of Units for moving their personal effects or property

into the unit or out of it, with a view towards scheduling such movements so that there shall be a minimum of inconvenience to others; and

- (j) Establish and enforce Rules and Regulations for parking by, and the assignment of parking spaces to, Unit Owners, subject to the provisions of the Master Deed, Articles of Incorporation and these By-Laws; and
- (k) Arrange for security protection as necessary; and
- (l) Enforce obligations of the Unit Owners and do anything and everything else necessary and proper for the sound management of the Condominium, including the right to bring or defend lawsuits to enforce the terms, conditions and restrictions contained in the Master Deed, these By-Laws or the Rules and Regulations.
- (m) Borrow and repay monies giving notes, mortgages or other security upon such term or terms as it deems necessary; and
- (n) Invest and reinvest monies, sue and be sued; collect interest, dividends, and capital gains; exercise rights; pay taxes; make and enter into contracts; enter into leases or concessions; make and execute any and all proper affidavits for various purposes; compromise any action without leave of court; and all other powers contained herein, and those necessary and incidental thereto; and
- (o) Grant and obtain easements, licenses and other property rights with respect to contiguous lands; and
- (p) Purchase or lease or otherwise acquire in the name of the Association or its designees, corporate or otherwise, on behalf of all Unit Owners within the Condominium, Units offered for sale or lease or surrendered by their Owners to the Board; and
- (q) Purchase Units within the Condominium at foreclosure or other judicial sales in the name of the Association or its designees, corporate or otherwise, on behalf of all Unit Owners; and
- (r) Sell, lease, mortgage (but not vote the votes appurtenant thereto) or otherwise deal with Units acquired by the Association, and sublease any such Units leased by the Association or its designees, on behalf of all Unit Owners; and
- (s) Bring and defend actions against or by one or more Unit Owner(s) which are pertinent to the operation of the Condominium the health, safety or general welfare of the Unit Owners, or any other legal action to which

into the unit or out of it, with a view towards scheduling such movements so that there shall be a minimum of inconvenience to others; and

- (j) Establish and enforce Rules and Regulations for parking by, and the assignment of parking spaces to, Unit Owners, subject to the provisions of the Master Deed, Articles of Incorporation and these By-Laws; and
- (k) Arrange for security protection as necessary; and
- (l) Enforce obligations of the Unit Owners and do anything and everything else necessary and proper for the sound management of the Condominium, including the right to bring or defend lawsuits to enforce the terms, conditions and restrictions contained in the Master Deed, these By-Laws or the Rules and Regulations.
- (m) Borrow and repay monies giving notes, mortgages or other security upon such term or terms as it deems necessary; and
- (n) Invest and reinvest monies, sue and be sued; collect interest, dividends, and capital gains; exercise rights; pay taxes; make and enter into contracts; enter into leases or concessions; make and execute any and all proper affidavits for various purposes; compromise any action without leave of court; and all other powers contained herein, and those necessary and incidental thereto; and
- (o) Grant and obtain easements, licenses and other property rights with respect to contiguous lands; and
- (p) Purchase or lease or otherwise acquire in the name of the Association or its designees, corporate or otherwise, on behalf of all Unit Owners within the Condominium, Units offered for sale or lease or surrendered by their Owners to the Board; and
- (q) Purchase Units within the Condominium at foreclosure or other judicial sales in the name of the Association or its designees, corporate or otherwise, on behalf of all Unit Owners; and
- (r) Sell, lease, mortgage (but not vote the votes appurtenant thereto) or otherwise deal with Units acquired by the Association, and sublease any such Units leased by the Association or its designees, on behalf of all Unit Owners; and
- (s) Bring and defend actions against or by one or more Unit Owner(s) which are pertinent to the operation of the Condominium the health, safety or general welfare of the Unit Owners, or any other legal action to which

the Unit Owners may consent in accordance with these By-Laws; and

- (t) Appoint an Insurance Trustee, who shall not be a member of the Association, an employee of the Sponsor, or the manager, who shall discharge his duties in accordance with these By-Laws. In the absence of such an appointment, the Board shall be responsible for the disposition of all insurance proceeds; and
- (u) In its sole discretion, designate from time to time certain Common Elements as "Reserved Common Elements" and impose such restriction and conditions on the use thereof as the Board deems appropriate; and
- (v) Create, appoint members to, and disband such committees as shall from time to time be deemed appropriate or necessary by the Board to aid it in the discharge of its duties, functions and powers, including, but not limited to a Covenants Committee to aid the Board in discharging its duties, functions and powers under Article IX.

SECTION 2. Duties and Responsibilities. It shall be the affirmative and perpetual obligation and duty of the Board to perform the following:

- (a) Cause the Common Elements to be maintained according to accepted standards and as set forth in the Master Deed, including, but not limited to such maintenance, painting, replacement and repair work as may be necessary, lawn maintenance and clearing of snow from roadways and walkways as the Board may deem appropriate. All repairs and replacements shall be substantially similar to the original construction and installation and shall be of first class quality.
- (b) To investigate, hire, pay, supervise and discharge the personnel necessary to be employed, and provide the equipment and materials necessary, in order to properly maintain and operate the Common Elements. Compensation for the services of such employees (as evidenced by certified payroll) shall be considered an operating expense of the Association.
- (c) Cause to be kept a complete record of all its acts and corporate affairs and to present a summary report thereof to the members at the annual meeting or at any special meeting when requested in writing at least twenty-one (21) days in advance by members entitled to cast at least twenty-five (25%) percent of the total votes of the Association.
- (d) Allocate common surplus or make repairs, additions, improvements to, or restoration of the Common Elements in accordance with the provisions of these By-Laws and the Master Deed after damage or des-

truction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.

- (e) Take such action as may be necessary to comply promptly with any and all orders or requirements affecting the premises maintained by the Association placed thereon by any federal, state, county or municipal authority having jurisdiction thereover, and order of the Board of Fire Underwriters or other similar bodies.
- (f) Place and keep in force all insurance coverages required to be maintained by the Association, applicable to its property and members including, but not limited to:
 - (i) Physical Damage Insurance. "All risk or broad form" insurance against loss by fire and against loss by lightning, windstorm and other risks normally included within all risk extended coverage, including vandalism and malicious mischief, insuring all Common Elements, including fixtures and equipment therein and thereof, including all personal property owned by the Association and insuring the Units exclusive of improvements installed in the Units by Unit Owners, and exclusive of personal property owned by the Unit Owners, (except for such fixtures, equipment or other property within the Units which are financed by a first mortgage lien purchased or to be purchased by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation which shall be covered in such insurance coverage), and covering the interest of the Association, the Board, the Sponsor, and all Unit Owners and Institutional Lenders as their respective interests may appear, in an amount equal to the full replacement value of such improvements (exclusive of foundations and footings), without deduction for depreciation, as determined annually by the Board.
 - (ii) Public Liability Insurance. "Broad form" comprehensive public liability insurance for personal injury and death from accidents occurring within the Common Elements, and any other areas which the Board may deem advisable, and the defense of any actions brought by injury or death of a person or damage to property, occurring within such Common Elements. Said insurance shall be in such limits as the Board may, from time to time, determine, covering each Member of the Board, the managing agent, the manager, and each Member, and shall also cover cross liability claims of one insured against another, provided, however, that the limits thereof shall in no event be less than the limits hereinafter immediately set forth. Until the first meeting of the Board, such Public liability insurance shall be in a single limit of \$1,000,000.00 covering all claims for personal

injury and property damage claims. The Board shall review such limits once a year.

- (iii) Workers Compensation Insurance. Workers compensation insurance as required by law.
- (iv) Fidelity Insurance. Fidelity insurance against dishonest acts on the part of such persons (including, by way of illustration and not limitation, members of the Board of Directors and officers, and agents, employees and volunteers) responsible for handling funds belonging to or administered by the Association. The fidelity bond or insurance shall name the Association as the named insured and shall be written in an amount sufficient to provide protection which is in no event less than three (3) times the Association's estimated monthly operating expenses and reserves. In connection with such coverage, an appropriate endorsement to the policy to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers.
- (v) Flood Insurance. Flood insurance as required by law.
- (vi) Other Insurance. Such other insurance as the Board may determine.

All policies shall: (i) provide that adjustment of loss shall be made by the Board of Directors with the approval of the Insurance Trustee, if any, and that the net proceeds thereof, if \$25,000.00 or less shall be payable to the Board, and if more than \$25,000.00 shall be payable to the Insurance Trustee, if any, but if none to the Board; (ii) require that the proceeds of physical damage insurance be applied to the restoration of such Common Elements and structural portions and service machinery as is required by the Master Deed and these By-Laws; (iii) to the extent obtainable provided that any Insurance Trust Agreement (and Insurance Trustee) will be recognized, and contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured, (all of which are generally granted by the insurer in the form of a "Special Condominium Endorsement"); (iv) provide that such policies may not be cancelled without at least ten (10) days prior written notice to all of the named insureds, including all Unit Owners and Institutional Lenders; (v) be issued by qualified and reputable company or companies authorized to do business in the State of New Jersey that are rated as excellent by A.M. Best Company, Inc. in its Key Rating Guide, or a comparable guide if Best shall no longer be in existence; and (vi) (to the extent that the Condominium will be subject to Federal National Mortgage Corporation or

Federal Home Loan Mortgage Corporation approval) shall comply with all guidelines and regulations promulgated by the Federal National Mortgage Corporation and the Federal Home Loan Mortgage Corporation.

Any insurance maintained by the Board may provide for such deductible amount as the Board may determine.

Unit Owners shall not be prohibited from carrying insurance for their own benefit provided that all such policies shall contain waivers of subrogation; and, further provided that the liability of the carriers issuing insurance obtained by the Board shall not be affected or diminished by reason of any such additional insurance carried by any Unit Owner.

The premiums for all insurance and fidelity bonds carried by the Association shall be a Common Expense and shall be borne by the Unit Owners in equitable proportions among them, with due consideration to the respective risks, liability and replacement values applicable to each Unit (as determined by the respective insurance carriers thereof or their agents, brokers or such other parties designated by the Board). If no such determination is made or if there is a disagreement by or dispute between the Directors, the matter shall be determined by arbitration as provided in Article XVII hereof.

- (g) To manage the fiscal affairs of the Association as hereinafter provided in Article VI.

ARTICLE VI - FISCAL MANAGEMENT

SECTION 1. Common Receipts. The Board shall have the duty to prepare an annual budget setting forth the projected Common Expenses for the ensuing fiscal year, and shall collect from each Unit Owner, his, her, or their heirs, administrators, successors and assigns, as "Common Receipts", the proportionate part of the Common Expenses assessed against such Unit Owner pursuant to the Master Deed, the Articles of Incorporation, these By-Laws, and in accordance with applicable law.

Annual Common Expense assessments shall be made for the annual period to be determined by the Board, and shall be payable in monthly installments due on the first day of each month. The Board shall cause to be prepared, at least thirty (30) days in advance of the due date of each first annual Common Expense installment, a list of the Units and the annual assessments applicable thereto according to the name of the Unit Owners thereof, which list shall be kept in the office of the Association and shall be open to inspection upon request by a Unit Owner. Written notice of the Common Expense assessment shall be sent by mail or delivered to every Unit Owner as more particularly described in Article XVI herein.

If an annual Common Expense assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior year's assessment, and any installment of such annual assessments shall be due upon each installment payment date until a new annual assessment is made.

In the event the annual Common Expense assessment proves to be insufficient, the budget assessment may be amended at any time by the Board, provided that nothing herein shall serve to prohibit or prevent the Board from imposing a lump sum assessment in the case of any immediate need or emergency.

SECTION 2. Determination of Common Expenses. The amount of monies for Common Expenses deemed necessary by the Board, and the manner of expenditure thereof, including but not limited to the allocation thereof, shall be matters for the sole discretion of the Board.

SECTION 3. Disbursements. The Board shall take and hold the funds as collected and shall disburse the same for the purposes and in the manner set forth herein and as required by the Master Deed, Articles of Incorporation, and applicable law.

SECTION 4. Depositories. The depository of the Association shall be such a bank or banks as shall be designated from time to time by the the Board and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such parties as are authorized by the Board, provided that a management agreement may include among its provisions authority for the manager to sign checks on behalf of the Association for payment of the obligations of the Association, if the proper fidelity bond is furnished to the Association.

SECTION 5. Accounts. The receipts and expenditures of the Association shall be Common Expenses, and shall be credited and charged to accounts under the following classifications as the Board shall deem appropriate:

- (a) Current expenses, which shall include all expenditures within the year from which the budget is made, including reasonable allowances for contingencies and working funds. Current Expenses shall not include expenditures chargeable to reserves, or to additional improvements, or to operations. At the end of each year, the unexpended amount remaining in this account shall be applied to reduce the assessments for current expenses for the succeeding year, or may be distributed to the membership as the Board shall determine.
- (b) Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.
- (c) Reserve for replacement, which shall include funds for repair or replacement of Common Elements or

other facilities of the Association which is required because of damage, depreciation or obsolescence. The amounts in this account shall be allocated among each of the separate categories of replacement items.

- (d) Reserves for capital improvements, which shall include funds to be used for capital expenditures or for the acquisition of additional personal property that will be part of the Common Elements.
- (e) Operations, which shall include all funds from the use of the Common Elements or from any other sources. Only the additional direct expense required by any revenue producing operation will be charged to this account. At the end of each year, any unexpended amount remaining in this account shall be applied to reduce the assessments for current expenses for the succeeding year or may be distributed to the membership in the same proportion as Common Expense are assessed, as the Board shall determine. Losses from operations or otherwise shall be met by levying special assessments against Unit Owners, which assessments may be made in advance in order to provide a working fund.

The Board shall not be required to physically segregate the funds held in the above accounts but may, in its sole discretion, maintain the funds in one or more consolidated accounts. As to each consolidated account, the division into the various accounts set forth above need be made only on the Association's records.

SECTION 6. Reserves. The Board shall not be obligated to expend all of the revenues collected in any accounting period, and must maintain reasonable reserves for, among other things, repairs, replacements, emergencies, contingencies of bad weather or uncollected accounts. The amounts assessed and collected for the reserves shall be kept in one or more interest-bearing savings accounts, or certificates of deposit and shall not be utilized for any purpose other than that which was contemplated at the time of the assessments. The foregoing shall not be construed to mean that the Board shall not be permitted to keep additional cash on hand, in a checking or petty cash account, for the necessary discharge of its function.

SECTION 7. Exemption for Assessments for Capital Improvements. Anything to the contrary herein notwithstanding no Institutional Lender shall be required to pay any assessment for capital improvements of any kind, including reserves, whether by way of regular or special assessments or otherwise. Further, except as otherwise provided for in Article VI of the Master Deed, Sponsor shall not be required to pay any assessment for capital improvements of any kind, whether by way of regular or special assessments or otherwise. Further, this provision may not be amended without the written consent of the Sponsor and that of every Institutional Lender.

SECTION 8. Notice. The Board shall give notice to each Unit Owner, in writing, and to any Institutional Lender who requires same, of the amount estimated by the Board for Common Expenses for the management and operation of the Association for the next ensuing period, directed to the Unit Owner at his last known address by ordinary mail, or by hand delivery. Said notice shall be conclusively presumed to have been delivered five (5) days after deposit in the United States mails. If an annual Common Expense assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior year's assessment increased by ten percent (10%) and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual Common Expense assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board, provided that nothing herein shall serve to prohibit or prevent the Board from imposing a lump sum assessment in the case of any immediate need or emergency which cannot be met by reserve funds earmarked for such contingency.

SECTION 9. Acceleration of Assessment Installment Upon Default. If a Unit Owner shall be in default in the payment of an installment upon a Common Expense assessment, the Board may accelerate the remaining installments of the assessment and file a lien for such accelerated amount upon notice to the Unit Owner, and if the delinquent installment is not paid by the date set forth in the notice, the then unpaid balance of the Common Expense assessment shall come due upon such date, but not less than five (5) days after delivery of the notice to the Unit Owner, or not less than ten (10) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur. If no such notice has been given and default continues the Board shall, between thirty and ninety days after the default occurs, accelerate the remaining installments of the assessment, upon similar notice to the Unit Owner, and file a lien for such accelerated assessment as permitted by law if the delinquent installment is not paid by the date set forth in this notice. In the event that such a notice is filed, the Board may notify any Institutional Lender holding a mortgage which encumbers the Unit affected by such default or publish appropriate notice of such delinquency to the membership of the Association. If said default continues for a period of 180 days, then the Board shall foreclose the foregoing lien pursuant to law or commence a suit against the appropriate parties to collect said assessment.

SECTION 10. Interest and Counsel Fees. The Board at its option shall have the right in connection with the collection of any Common Expense assessment, or other charge, to impose a late charge of any reasonable amount and/or interest at the legal maximum rate permitted by law for the payment of delinquent real estate taxes, if such payment is made after a date certain stated in such notice. In the event that the Board shall effectuate collection of said assessments or charges a sum or sums of twenty (20%) percent of the gross amount shall be due as counsel fees, plus reasonable costs for the preparation, filing and discharge of the lien, in addition to such other costs as may be allowable by law.

SECTION 11. Power of Attorney to Institutional Lender. In the event the Board shall not cause the enforcement procedures

provided in Section 9 above to be implemented within the time provided, any Institutional Lender for any Unit as to which there shall be such unpaid Common Expense assessments is hereby irrevocably granted a power of attorney to commence such actions and to invoke such other remedies, all in the name of the Association. This power of attorney is expressly stipulated to be coupled with an interest in the subject matter.

SECTION 12. Annual Audit. The Board shall submit the books, records, and memoranda of the Association to an annual audit by an independent certified public accountant who shall audit the same and render a report thereon in writing to the Board in summary form to the Unit Owners and such Institutional Lenders or other persons, firms or corporations as may be entitled to same.

SECTION 13. Examination of Books. Each Unit Owner shall be permitted to examine the books of account of the Board by appointment at a reasonable time on business days; provided, however, that the Treasurer has been given at least ten (10) days prior written notice of the Unit Owner's desire to make such an examination.

SECTION 14. Fidelity Bonds. ~~Fidelity Bonds shall be~~ required by the Board from all persons handling or responsible for Association funds. The amount of such bonds shall be determined by the Board. The premiums on such bonds shall be paid by the Association.

ARTICLE VII - OFFICERS

SECTION 1. Designation. The principal Officers of the Association shall be a President, a Vice-President, both of whom shall be members of the Board, a Secretary and a Treasurer. The Board may also appoint such other Assistant Treasurers and Assistant Secretaries as in its judgment may be necessary. Any two (2) offices, except that of President and Vice-President, may be held by one person.

SECTION 2. Election of Officers. The Officers of the Association shall be elected annually by the Board at the first Board of Directors meeting following each annual meeting and such Officers shall hold office at the pleasure of the Board.

SECTION 3. Removal of Officers. Upon an affirmative vote of a majority of the full number of Directors, any Officer may be removed, either with or without cause, after opportunity for a hearing, and his successor elected at any regular meeting of the Board, or at any special meeting of the Board called for such purpose.

SECTION 4. Duties and Responsibilities of Officers.

- (a) The President shall be the chief executive Officer of the Association. He shall preside at all meetings of the Association and the Board. He shall have all of the general powers and duties which are usually vested in the office of President of an Association.
- (b) The Vice-President shall take the place of the President and perform his duties whenever the President

shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board shall appoint some other Director to so do on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by the Board.

- (c) The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the members of the Association; he shall have charge of such books and papers as the Board may direct; and he shall, in general, perform all the duties incident to the office of the Secretary.
- (d) The Treasurer shall have the responsibility for the custody of Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit of the Association in such depositories as may from time to time be authorized by the Board.

SECTION 5. Other Duties and Powers. The Officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board.

SECTION 6. Eligibility of Directors. Nothing herein contained shall prohibit a Director from being an Officer.

ARTICLE VIII - COMPENSATION, INDEMNIFICATION AND EXCULPABILITY
OF OFFICERS, DIRECTORS AND COMMITTEE MEMBERS

SECTION 1. Compensation. No compensation shall be paid to the President or the Vice-President or any Director or Committee Member for acting as such Officer or Director. The Secretary and/or Treasurer may be compensated for their services if the Board determines that such compensation is appropriate. Nothing herein stated shall prevent any Officer, Director or Committee Member from being reimbursed for out-of-pocket expenses or compensated for services rendered in any other capacity to or for the Association, provided however that any such expenses incurred or services rendered shall have been authorized by the Board.

SECTION 2. Indemnification. Each Director, Officer or Committee Member of the Association, shall be indemnified by the Association against the actual amount of net loss, including counsel fees, reasonably incurred by or imposed upon him in connection with any action, suit or proceeding to which he may be a party by reason of his being or having been a Director, Officer or Committee Member of the Association, or delegee, except as to matters as to which he shall be ultimately bound in such action to be liable for gross negligence or willful misconduct. In the event of a settlement of

any such case, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified had not been guilty of gross negligence of willful misconduct.

SECTION 3. Exculpability. Unless acting in bad faith neither the Board as a body nor any Director, Officer or Committee Member of the Association, shall be personally liable to any Unit Owner in any respect for any action or lack of action arising out of the execution of his office. Each Unit Owner shall be bound by the good faith actions of the Board, Officers and Committee Members of the Association, in the execution of the duties of said Directors, Officers and Committee Members. Nothing contained herein shall serve to exculpate members of the Board of Directors appointed by the Sponsor from their fiduciary responsibilities.

ARTICLE IX - USE RESTRICTIONS

The Board shall regulate the external design, appearance, use and maintenance of the Common Elements in accordance with standards and guidelines contained in the Master Deed or By-Laws or in Rules and Regulations otherwise adopted by the Board from time to time. The Board shall have the power to issue a cease and desist request to a Unit Owner, his guests, invitees, or lessees whose actions are inconsistent with the provisions of the Condominium Act, the Master Deed, the By-Laws, the Rules and Regulations or resolutions of the Board. The Board shall from time to time, as required, provide interpretations of the Master Deed, Articles of Incorporation and By-Laws, Rules and Regulations and resolutions pursuant to the intents, provisions and qualifications thereof when requested to do so by a Unit Owner or the Board.

ARTICLE X - ALTERATIONS AND IMPROVEMENTS AND SPECIAL ASSESSMENTS

Whenever, in the judgment of the Board, the Common Elements require improvements, repairs or reconstruction costing in excess of \$25,000.00, and the Board wishes to make a special assessment to cover the cost(s) thereof, said improvements shall not be made unless they have been approved by a majority of the votes cast in person or by proxy at a meeting of the Unit Owners at which a quorum is present. Written notice of such meeting shall be sent to all Unit Owners at least thirty (30) days in advance and shall set forth the purpose of the meeting. The Board may incur expenses for improvements, repairs or reconstruction costing less than \$25,000.00, and make a special assessment to cover the cost(s) thereof, without the approval of the Unit Owners. Notwithstanding any of the foregoing, in the event of any emergency which could cause damage to any building or any part(s) thereof, the Board may expend such sums as are necessary to protect any Building or part(s) and make a special assessment to cover the cost(s) thereof. The judgment of the Board in exercising its discretion hereunder shall be final. When any approval required hereunder has been obtained, any amounts expended hereunder shall be assessed for the cost thereof as a Common Expense. The due date(s) of any special assessment, or any

installment(s) thereof, shall be fixed in the resolution authorizing such special assessment. During the time period that the Association is under the control of the Sponsor - i.e. while the Sponsor maintains a majority of representation on the Board, the Board shall make no additions, alterations, improvements or purchases not contemplated in the Public Offering Statement of which these By-Laws are a part that would necessitate a special assessment or a substantial increase in the monthly assessment unless required by a government agency, title insurance company, Institutional Lender or in the event of an emergency.

ARTICLE XI - DAMAGE OR DESTRUCTION

If any Building, any improvement or Common Element or any part thereof is damaged or destroyed by fire or casualty, the repair, restoration or ultimate disposition of any insurance proceeds shall be in accordance with the following:

(a) If the insurance proceeds derived from such loss amount to \$25,000.00 or less, then the Board shall contract with any licensed contractor or contractors to rebuild or repair such damaged or destroyed portions of the Property in conformance with the original plans and specifications but if such conformance is impracticable in the Board's opinion, then in conformance with revised plans and specifications provided that all such repairs or rebuilding shall be of a quality and kind substantially equivalent to the original construction and in accordance with all applicable building codes. The Board shall accept bids only in specific amounts and shall not enter into any cost-plus or other sliding scale arrangement for compensation to the contractor.

(b) If the insurance proceeds derived from such loss exceed \$25,000.00, all such insurance proceeds shall be paid directly to an Insurance Trustee as may be designated by the Board, if any, or if none, to the Board as Trustee for all Institutional Lenders holding first mortgages on the Property and for all Unit Owners, as their respective interests may then appear. Disbursement of such funds shall be made only upon the signatures of a majority of the members of the Board.

(1) Upon the receipt of insurance proceeds, the Board shall enter into a contract for a specific dollar amount with a licensed contractor or contractors for the repair or rebuilding of all of the damaged or destroyed portions of the property. The repair or rebuilding for which the Board contracts shall be as near as practicable to the original plans and specifications and shall be in accordance with all applicable building codes.

(2) The Board shall enter into said contract with a licensed contractor or contractors, and the contract shall have provision for periodic disbursements of funds by the Trustee or Board. Disbursement to the contractor shall be made subject to the prior presentation of an architect's certificate containing such provisions as may be appropriate in the circumstances and deemed suitable by the Board.

(3) The Board shall employ a licensed architect to supervise the repair and rebuilding to insure that such work, services and supplies are of proper quality, and to insure that construction is completed in a workmanlike manner according to all plans and specifications.

(c) If the damage is only to those parts of a Unit for which the responsibility for maintenance and repair is that of the Owner, then that Owner shall be responsible for reconstruction and repair, but the proceeds of any insurance that may have been obtained by the Association shall be made available to the Owner for that purpose. Subject to the provisions of the Master Deed, in all other instances the responsibility of reconstruction and repair after casualty shall be that of the Association.

(d) If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair, or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for payment of the costs thereof are insufficient, assessments shall be made against all Owners whose Units were damaged or destroyed in amounts which are sufficient to provide funds for the payment of such costs. Anything to the contrary in the Master Deed or these By-Laws notwithstanding, such assessments shall be in proportion to the affected Unit Owners' relative percentage interests in the Common Elements. The foregoing provisions of this subparagraph are applicable to the repairs and reconstruction to be undertaken by the Association and do not cover damages to those portions of the Unit for which the responsibility of maintenance and repair is that of the Unit Owner for which the costs and expenses must be borne by each Owner; provided, however, that any portion of the insurance proceeds representing damage for which the responsibility of reconstruction and repair lies with an individual Unit Owner shall be paid to said Unit Owner, or if there is a mortgage endorsement as to such Unit, then to the Unit Owner and mortgagee, jointly.

(e) If the amount of available insurance proceeds should exceed the cost of any such reconstruction or repair, the excess shall be retained by the Association and applied by it to reduce the Common Expenses.

(f) In the event the Association determines not to repair or restore the damaged property in accordance with N.J.S.A. 46:8B-24, any insurance proceeds payable to a Unit Owner as a result of damage or destruction to his Unit and/or interest in the Common Elements are hereby assigned and shall be paid to any appropriate Institutional Lender(s), as their interests may appear, for application to the appropriate mortgage indebtedness. The excess, if any, shall be paid to the appropriate Unit Owners, all in accordance with N.J.S.A. 46:8B-24.

ARTICLE XII - EMINENT DOMAIN

If any Building, improvement or Common Element or any part thereof shall be taken, injured or destroyed by eminent domain, each Unit Owner affected shall be entitled to notice of such taking and to participate through the Association in the proceeding incident thereto. Any awards made in connection with such proceedings

shall be collected by the Association and applied or distributed by it in accordance with the following, unless the award or decree provides to the contrary:

(a) If a Unit is acquired by eminent domain, or if part of a Unit is acquired by eminent domain leaving the Unit Owner with a remnant which may not practically or lawfully be used for any purpose permitted by the Master Deed, the award must compensate the Unit Owner for his Unit and its percentage interest in the Common Elements, based upon the qualified appraisal acceptable to the Board of the relative value of the Unit(s) taken ("Qualified Appraisal"), whether or not any portion of the Common Elements is acquired. Upon acquisition by the condemning authority, unless the decree provides otherwise, each affected Unit's entire percentage interest and its Common Expense liability shall be automatically reallocated to the remaining Units in proportion to their respective percentage interest and the liabilities of such remaining Units before the taking, and the Association shall promptly prepare, execute and record an amendment to the Master Deed reflecting the reallocations. Any remnant of a Unit remaining after a part of a Unit is taken under this subsection shall thereafter be a Common Element.

(b) If part of a Unit is acquired by eminent domain, other than under the circumstances contemplated by subsection (a), the award must compensate the Unit Owner(s) for the reduction to value of the Unit and its percentage interest in the Common Elements. Upon acquisition by the condemning authority, (1) each affected percentage interest, and its Common Expense liability shall be reduced in proportion to the reduction in value of each such Unit, based upon a Qualified Appraisal, and (2) the portion of its percentage interest and Common Expense liability divested from the partially acquired Unit shall be automatically reallocated to each such Unit and the remaining Units in proportion to their respective percentage interests and the liabilities of such remaining Units before the taking, with the partially acquired Unit(s) participating in the reallocation on the basis of their reduced percentage interest and liabilities.

(c) If a portion of the Common Elements is acquired by eminent domain, the award must be paid to the Association. The Association shall divide any portion of the award not used for any restoration or repair of the remaining Common Elements among the affected Unit Owners in proportion to their respective percentage interests in the Common Elements before the taking, but the portion of the award attributable to the acquisition of any Limited Common Element must be equally divided among the Owners of the Units to which that Limited Common Element was allocated at the time of acquisition based upon a Qualified Appraisal.

(d) In no event shall the aggregate amount distributed to the affected Unit Owner(s) exceed the total amount of any award paid with respect to any taking by eminent domain. This provision

shall be deemed to be supplemental to and not in derogation of the provisions of N.J.S.A. 46:8B-25.

ARTICLE XIII - ENFORCEMENT

SECTION 1. Enforcement. The Board shall have the power, at its sole option, to enforce the terms of this instrument or any rule or regulation promulgated pursuant thereto, by any or all of the following: self-help; sending notice to the offending party to cause certain things to be done or undone; restoring the Association to its original position and charging the breaching party with the entire cost or any part thereof; complaint to the duly constituted authorities; or by taking any other action before any court, summary or otherwise, as may be provided by law.

SECTION 2. Fines. The Board shall also have the power to implement a system for the levying of fines against any Unit Owner(s) for violation(s) of any rule or regulation of the Association or of any covenants or restrictions contained in the Master Deed or By-Laws.

SECTION 3. Waiver. No restriction, condition, obligation or covenant contained in these By-Laws shall be deemed to have been abrogated or waived by reason of the failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

ARTICLE XIV - AMENDMENTS

Subject to the restrictions in Section 4 of Article IV hereof, these By-Laws, or any of them, may be altered or repealed, or new By-Laws may be made, at any meeting of the Association duly held for such purpose, and previous to which written notice to Unit Owners of the exact language of the amendment or of the repeal shall have been sent, a quorum being present, by an affirmative vote of 51% in number and in interest of the votes entitled to be cast in person or by proxy, except that (i) the first annual meeting may not be advanced, (ii) the first Board (including replacements in case of vacancies) may not be enlarged or removed, (iii) the obligation or the proportionate responsibility for the payment of Common Expenses with respect to Units or the Common Elements may not be changed by reason of any such new By-Law, amendment or repeal, or (iv) no such new By-Law, amendment or repeal shall in any way affect the Sponsor, including any successor Sponsor, unless the Sponsor has given its prior written consent thereto.

ARTICLE XV - CONFLICT; INVALIDITY

SECTION 1. Conflict. Anything to the contrary herein notwithstanding, if any provision of these By-Laws is in conflict with or contradiction of the Master Deed, the Articles of Incorporation or with the requirements of any law, then the requirements of said Master Deed or law shall be deemed controlling.

SECTION 2. Invalidity. The invalidity of any part of these By-Laws shall not impair or affect in any manner the enforceability or affect the remaining provisions of the By-Laws.

ARTICLE XVI - NOTICE

Any notice required to be sent to any Unit Owner under the provisions of the Master Deed or Articles of Incorporation or these By-Laws shall be deemed to have been properly sent and notice thereby given, when mailed, by regular post with postage prepaid, addressed to the Unit Owner at the last known post office address of the person who appears as a member on the records of the Association at the time of such mailing. It shall be the obligation of every Unit Owner to immediately notify the Secretary of the Association in writing of any change of address. Valid notice may also be given to Unit Owners by (i) personal delivery to any occupant of said Unit over 14 years of age or (ii) by affixing said notice to or sliding same under the front door of any Unit.

ARTICLE XVII - ARBITRATION

Any arbitration provided for in these By-Laws shall be conducted before one arbitrator in Atlantic County, New Jersey by the American Arbitration Association under its rules then obtaining and the decision rendered in such arbitration shall be binding upon the parties and may be entered in any court having jurisdiction. All expenses of arbitration hereunder including the fees and expenses of counsel and experts shall be Common Expenses.

ARTICLE XVIII - CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words "Tavistock Condominium Association".

ARTICLE XIX - MISCELLANEOUS

During the time period that the Association is under the control of the Sponsor - i.e. while the Sponsor maintains a majority of representation on the Board of Directors of the Association - the Sponsor shall have an annual audit of Association funds prepared by an independent accountant, a copy of which shall be delivered to each unit owner within 90 days of the expiration of the fiscal year of the Association. The audit shall cover the operating budget and reserve accounts.

During the time period that the Association is under the control of the Sponsor - i.e. while the Sponsor maintains a majority of representation on the Board of Directors of the Association - the Sponsor shall post a fidelity bond or other guarantee acceptable to the Division of Housing and Development of the New Jersey Department of Community Affairs, in an amount equal to the annual budget. For the second and succeeding years the bond or other guarantee shall also include accumulated reserves.

STOCK OWNERSHIP PERCENTAGES

UNIT	TYPE	SEC 1-2	SEC 1-3	SEC 1-4	SEC 1-5	SEC 1-6
101	2BLE	0.962	0.625	0.481	0.373	0.309
102	2BE	0.962	0.625	0.481	0.373	0.309
103	2BL	0.962	0.625	0.481	0.373	0.309
104	2B	0.962	0.625	0.481	0.373	0.309
105	2BL	0.962	0.625	0.481	0.373	0.309
106	2B	0.962	0.625	0.481	0.373	0.309
107	2BL	0.962	0.625	0.481	0.373	0.309
108	2B	0.962	0.625	0.481	0.373	0.309
109	2BL	0.962	0.625	0.481	0.373	0.309
110	2B	0.962	0.625	0.481	0.373	0.309
111	2BLE	0.962	0.625	0.481	0.373	0.309
112	2BE	0.962	0.625	0.481	0.373	0.309
113	2BLE	0.962	0.625	0.481	0.373	0.309
114	2BE	0.962	0.625	0.481	0.373	0.309
115	2BL	0.962	0.625	0.481	0.373	0.309
116	2B	0.962	0.625	0.481	0.373	0.309
117	1BL	0.962	0.625	0.481	0.373	0.309
118	1B	0.962	0.625	0.481	0.373	0.309
119	1BL	0.962	0.625	0.481	0.373	0.309
120	1B	0.962	0.625	0.481	0.373	0.309
121	2BL	0.962	0.625	0.481	0.373	0.309
122	2B	0.962	0.625	0.481	0.373	0.309
123	2BLE	0.962	0.625	0.481	0.373	0.309
124	2BE	0.962	0.625	0.481	0.373	0.309
125	1BLE	0.962	0.625	0.481	0.373	0.309
126	1BE	0.962	0.625	0.481	0.373	0.309
127	1BL	0.962	0.625	0.481	0.373	0.309
128	1B	0.962	0.625	0.481	0.373	0.309
129	1BL	0.962	0.625	0.481	0.373	0.309
130	1B	0.962	0.625	0.481	0.373	0.309
131	1BLE	0.962	0.625	0.481	0.373	0.309
132	1BE	0.962	0.625	0.481	0.373	0.309
133	2BLE	0.962	0.625	0.481	0.373	0.309
134	2BE	0.962	0.625	0.481	0.373	0.309
135	2BL	0.962	0.625	0.481	0.373	0.309
136	2B	0.962	0.625	0.481	0.373	0.309
137	2BL	0.962	0.625	0.481	0.373	0.309
138	2B	0.962	0.625	0.481	0.373	0.309
139	2BLE	0.962	0.625	0.481	0.373	0.309
140	2BE	0.962	0.625	0.481	0.373	0.309
141	2BLE	0.962	0.625	0.481	0.373	0.309
142	2BE	0.962	0.625	0.481	0.373	0.309
143	2BL	0.962	0.625	0.481	0.373	0.309
144	2B	0.962	0.625	0.481	0.373	0.309
145	2BL	0.962	0.625	0.481	0.373	0.309
146	2B	0.962	0.625	0.481	0.373	0.309
147	2BL	0.962	0.625	0.481	0.373	0.309
148	2B	0.962	0.625	0.481	0.373	0.309
149	2BL	0.962	0.625	0.481	0.373	0.309
150	2B	0.962	0.625	0.481	0.373	0.309

STOCK OWNERSHIP PERCENTAGES

UNIT	TYPE	SEC 1-2	SEC 1-3	SEC 1-4	SEC 1-5	SEC 1-6
151	2BLE	0.962	0.625	0.481	0.373	0.309
152	2BE	0.962	0.625	0.481	0.373	0.309
153	2BLE	0.962	0.625	0.481	0.373	0.309
154	2BE	0.962	0.625	0.481	0.373	0.309
155	2BL	0.962	0.625	0.481	0.373	0.309
156	2B	0.962	0.625	0.481	0.373	0.309
157	2BL	0.961	0.625	0.481	0.373	0.309
158	2B	0.961	0.625	0.481	0.373	0.309
159	2BLE	0.961	0.625	0.481	0.373	0.309
160	2BE	0.961	0.625	0.481	0.373	0.309
161	2BLE	0.961	0.625	0.481	0.373	0.309
162	2BE	0.961	0.625	0.481	0.373	0.309
163	2BL	0.961	0.625	0.481	0.373	0.309
164	2B	0.961	0.625	0.481	0.373	0.309
165	2BL	0.961	0.625	0.481	0.373	0.309
166	2B	0.961	0.625	0.481	0.373	0.309
167	1BLE	0.961	0.625	0.481	0.373	0.309
168	1BE	0.961	0.625	0.481	0.373	0.309
169	2BLE	0.961	0.625	0.481	0.373	0.309
170	2BE	0.961	0.625	0.481	0.373	0.309
171	2BL	0.961	0.625	0.481	0.373	0.309
172	2B	0.961	0.625	0.481	0.373	0.309
173	2BL	0.961	0.625	0.481	0.373	0.309
174	2B	0.961	0.625	0.481	0.373	0.309
175	2BL	0.961	0.625	0.481	0.373	0.309
176	2B	0.961	0.625	0.481	0.373	0.309
177	2BL	0.961	0.625	0.481	0.373	0.309
178	2B	0.961	0.625	0.481	0.373	0.309
179	2BLE	0.961	0.625	0.481	0.373	0.309
180	2BE	0.961	0.625	0.481	0.373	0.309
181	2BLE	0.961	0.625	0.481	0.373	0.309
182	2BE	0.961	0.625	0.481	0.373	0.309
183	2BL	0.961	0.625	0.481	0.373	0.309
184	2B	0.961	0.625	0.481	0.373	0.309
185	2BL	0.961	0.625	0.481	0.373	0.309
186	2B	0.961	0.625	0.481	0.373	0.309
187	2BL	0.961	0.625	0.481	0.373	0.309
188	2B	0.961	0.625	0.481	0.373	0.309
189	2BL	0.961	0.625	0.481	0.373	0.309
190	2B	0.961	0.625	0.481	0.373	0.309
191	2BLE	0.961	0.625	0.481	0.373	0.309
192	2BE	0.961	0.625	0.481	0.373	0.309
193	2BLE	0.961	0.625	0.481	0.373	0.309
194	2BE	0.961	0.625	0.481	0.373	0.309
195	2BL	0.961	0.625	0.481	0.373	0.309
196	2B	0.961	0.625	0.481	0.373	0.309
197	2BL	0.961	0.625	0.481	0.373	0.309
198	2B	0.961	0.625	0.481	0.373	0.309
199	2BL	0.961	0.625	0.481	0.373	0.309
200	2B	0.961	0.625	0.481	0.373	0.309
201	2BL	0.961	0.625	0.481	0.373	0.309
202	2B	0.961	0.625	0.481	0.373	0.309

VISTOCK OWNERSHIP PERCENTAGES

UNIT	TYPE	SEC 1-2	SEC 1-3	SEC 1-4	SEC 1-5	SEC 1-6
203	2BLE	0.961	0.625	0.481	0.373	0.309
204	2BE	0.961	0.625	0.481	0.373	0.309
205	2BLE	0	0.625	0.481	0.373	0.309
206	2BE	0	0.625	0.481	0.373	0.309
207	2BL	0	0.625	0.481	0.373	0.309
208	2B	0	0.625	0.481	0.373	0.309
209	2BL	0	0.625	0.481	0.373	0.309
210	2B	0	0.625	0.481	0.373	0.309
211	2BLE	0	0.625	0.481	0.373	0.309
212	2BE	0	0.625	0.481	0.373	0.309
213	2BLE	0	0.625	0.481	0.373	0.309
214	2BE	0	0.625	0.481	0.373	0.309
215	2BL	0	0.625	0.481	0.373	0.309
216	2B	0	0.625	0.481	0.373	0.309
217	2BL	0	0.625	0.481	0.373	0.309
218	2B	0	0.625	0.481	0.373	0.309
219	2BLE	0	0.625	0.481	0.373	0.309
220	2BE	0	0.625	0.481	0.373	0.309
221	2BLE	0	0.625	0.481	0.373	0.309
222	2BE	0	0.625	0.481	0.373	0.309
223	2BL	0	0.625	0.481	0.373	0.309
224	2B	0	0.625	0.481	0.373	0.309
225	2BL	0	0.625	0.481	0.373	0.309
226	2B	0	0.625	0.481	0.373	0.309
227	2BL	0	0.625	0.481	0.373	0.309
228	2B	0	0.625	0.481	0.373	0.309
229	2BL	0	0.625	0.481	0.373	0.309
230	2B	0	0.625	0.481	0.373	0.309
231	2BLE	0	0.625	0.481	0.373	0.309
232	2BE	0	0.625	0.481	0.373	0.309
233	2BLE	0	0.625	0.481	0.373	0.309
234	2BE	0	0.625	0.481	0.373	0.309
235	2BL	0	0.625	0.481	0.373	0.309
236	2B	0	0.625	0.481	0.373	0.309
237	2BL	0	0.625	0.481	0.373	0.309
238	2B	0	0.625	0.481	0.373	0.309
239	2BLE	0	0.625	0.481	0.373	0.309
240	2BE	0	0.625	0.481	0.373	0.309
241	2BLE	0	0.625	0.481	0.373	0.309
242	2BE	0	0.625	0.481	0.373	0.309
243	2BL	0	0.625	0.481	0.373	0.309
244	2B	0	0.625	0.481	0.373	0.309
245	2BL	0	0.625	0.481	0.373	0.309
246	2B	0	0.625	0.481	0.373	0.309
247	2BLE	0	0.625	0.481	0.373	0.309
248	2BE	0	0.625	0.481	0.373	0.309
249	2BLE	0	0.625	0.481	0.373	0.309
250	2BE	0	0.625	0.481	0.373	0.309
251	2BL	0	0.625	0.481	0.373	0.309
252	2B	0	0.625	0.481	0.373	0.309
253	2BL	0	0.625	0.481	0.373	0.309
254	2B	0	0.625	0.481	0.373	0.309

WISTOCK OWNERSHIP PERCENTAGES

UNIT	TYPE	SEC 1-2	SEC 1-3	SEC 1-4	SEC 1-5	SEC 1-6
255	2BL	0	0.625	0.481	0.373	0.309
256	2B	0	0.625	0.481	0.373	0.309
257	2BL	0	0.625	0.481	0.373	0.309
258	2B	0	0.625	0.481	0.373	0.309
259	2BLE	0	0.625	0.481	0.373	0.309
260	2BE	0	0.625	0.481	0.373	0.309
261	NOTE 1	0	0	0.480	0.373	0.309
262	NOTE 1	0	0	0.480	0.373	0.309
263	NOTE 1	0	0	0.480	0.373	0.309
264	NOTE 1	0	0	0.480	0.373	0.309
265	NOTE 1	0	0	0.480	0.373	0.309
266	NOTE 1	0	0	0.480	0.373	0.309
267	NOTE 1	0	0	0.480	0.373	0.309
268	NOTE 1	0	0	0.480	0.373	0.309
269	NOTE 1	0	0	0.480	0.373	0.309
270	NOTE 1	0	0	0.480	0.373	0.309
271	NOTE 1	0	0	0.480	0.373	0.309
272	NOTE 1	0	0	0.480	0.373	0.309
273	NOTE 1	0	0	0.480	0.373	0.309
274	NOTE 1	0	0	0.480	0.373	0.309
275	NOTE 1	0	0	0.480	0.373	0.309
276	NOTE 1	0	0	0.480	0.373	0.309
277	NOTE 1	0	0	0.480	0.373	0.309
278	NOTE 1	0	0	0.480	0.373	0.309
279	NOTE 1	0	0	0.480	0.373	0.309
280	NOTE 1	0	0	0.480	0.373	0.309
281	NOTE 1	0	0	0.480	0.373	0.309
282	NOTE 1	0	0	0.480	0.373	0.309
283	NOTE 1	0	0	0.480	0.373	0.309
284	NOTE 1	0	0	0.480	0.373	0.309
285	NOTE 1	0	0	0.480	0.373	0.309
286	NOTE 1	0	0	0.480	0.373	0.309
287	NOTE 1	0	0	0.480	0.373	0.309
288	NOTE 1	0	0	0.480	0.373	0.309
289	NOTE 1	0	0	0.480	0.373	0.309
290	NOTE 1	0	0	0.480	0.373	0.309
291	NOTE 1	0	0	0.480	0.373	0.309
292	NOTE 1	0	0	0.480	0.373	0.309
293	NOTE 1	0	0	0.480	0.373	0.309
294	NOTE 1	0	0	0.480	0.373	0.309
295	NOTE 1	0	0	0.480	0.373	0.309
296	NOTE 1	0	0	0.480	0.373	0.309
297	NOTE 1	0	0	0	0.373	0.308
298	NOTE 1	0	0	0	0.373	0.308
299	NOTE 1	0	0	0	0.373	0.308
300	NOTE 1	0	0	0	0.373	0.308
301	NOTE 1	0	0	0	0.373	0.308
302	NOTE 1	0	0	0	0.373	0.308
303	NOTE 1	0	0	0	0.373	0.308
304	NOTE 1	0	0	0	0.373	0.308
305	NOTE 1	0	0	0	0.373	0.308
306	NOTE 1	0	0	0	0.373	0.308

STOCK OWNERSHIP PERCENTAGES

UNIT	TYPE	SEC 1-2	SEC 1-3	SEC 1-4	SEC 1-5	SEC 1-6
307	NOTE 1	0	0	0	0.373	0.308
308	NOTE 1	0	0	0	0.373	0.308
309	NOTE 1	0	0	0	0.373	0.308
310	NOTE 1	0	0	0	0.373	0.308
311	NOTE 1	0	0	0	0.373	0.308
312	NOTE 1	0	0	0	0.373	0.308
313	NOTE 1	0	0	0	0.373	0.308
314	NOTE 1	0	0	0	0.373	0.308
315	NOTE 1	0	0	0	0.373	0.308
316	NOTE 1	0	0	0	0.373	0.308
317	NOTE 1	0	0	0	0.373	0.308
318	NOTE 1	0	0	0	0.373	0.308
319	NOTE 1	0	0	0	0.373	0.308
320	NOTE 1	0	0	0	0.373	0.308
321	NOTE 1	0	0	0	0.374	0.308
322	NOTE 1	0	0	0	0.374	0.308
323	NOTE 1	0	0	0	0.374	0.308
324	NOTE 1	0	0	0	0.374	0.308
325	NOTE 1	0	0	0	0.374	0.308
326	NOTE 1	0	0	0	0.374	0.308
327	NOTE 1	0	0	0	0.374	0.308
328	NOTE 1	0	0	0	0.374	0.308
329	NOTE 1	0	0	0	0.374	0.308
330	NOTE 1	0	0	0	0.374	0.308
331	NOTE 1	0	0	0	0.374	0.308
332	NOTE 1	0	0	0	0	0.308
333	NOTE 1	0	0	0	0	0.308
334	NOTE 1	0	0	0	0	0.308
335	NOTE 1	0	0	0	0	0.308
336	NOTE 1	0	0	0	0	0.308
337	NOTE 1	0	0	0	0	0.308
338	NOTE 1	0	0	0	0	0.308
339	NOTE 1	0	0	0	0	0.308
340	NOTE 1	0	0	0	0	0.308
341	NOTE 1	0	0	0	0	0.308
342	NOTE 1	0	0	0	0	0.308
343	NOTE 1	0	0	0	0	0.308
344	NOTE 1	0	0	0	0	0.308
345	NOTE 1	0	0	0	0	0.308
346	NOTE 1	0	0	0	0	0.308
347	NOTE 1	0	0	0	0	0.308
348	NOTE 1	0	0	0	0	0.308
349	NOTE 1	0	0	0	0	0.308
350	NOTE 1	0	0	0	0	0.308
351	NOTE 1	0	0	0	0	0.308
352	NOTE 1	0	0	0	0	0.308
353	NOTE 1	0	0	0	0.374	0.308
354	NOTE 1	0	0	0	0.374	0.308
355	NOTE 1	0	0	0	0.374	0.308
356	NOTE 1	0	0	0	0.374	0.308
357	NOTE 1	0	0	0	0.374	0.308
358	NOTE 1	0	0	0	0.374	0.308

VISTOCK OWNERSHIP PERCENTAGES

UNIT	TYPE	SEC 1-2	SEC 1-3	SEC 1-4	SEC 1-5	SEC 1-6
359	NOTE 1	0	0	0	0.374	0.308
360	NOTE 1	0	0	0	0.374	0.308
361	NOTE 1	0	0	0	0.374	0.308
362	NOTE 1	0	0	0	0.374	0.308
363	NOTE 1	0	0	0	0.374	0.308
364	NOTE 1	0	0	0	0.374	0.308
365	NOTE 1	0	0	0	0.374	0.308
366	NOTE 1	0	0	0	0.374	0.308
367	NOTE 1	0	0	0	0.374	0.308
368	NOTE 1	0	0	0	0.374	0.308
369	NOTE 1	0	0	0	0.374	0.308
370	NOTE 1	0	0	0	0.374	0.308
371	NOTE 1	0	0	0	0.374	0.308
372	NOTE 1	0	0	0	0.374	0.308
373	NOTE 1	0	0	0	0.374	0.308
374	NOTE 1	0	0	0	0.374	0.308
375	NOTE 1	0	0	0	0.374	0.308
376	NOTE 1	0	0	0	0.374	0.308
377	NOTE 1	0	0	0.480	0.373	0.309
378	NOTE 1	0	0	0.480	0.373	0.309
379	NOTE 1	0	0	0.480	0.373	0.309
380	NOTE 1	0	0	0.480	0.373	0.309
381	NOTE 1	0	0	0.480	0.373	0.309
382	NOTE 1	0	0	0.480	0.373	0.309
383	NOTE 1	0	0	0.480	0.373	0.309
384	NOTE 1	0	0	0.480	0.373	0.309
385	NOTE 1	0	0	0.480	0.373	0.309
386	NOTE 1	0	0	0.480	0.373	0.309
387	NOTE 1	0	0	0.480	0.373	0.309
388	NOTE 1	0	0	0.480	0.373	0.309
389	NOTE 1	0	0	0	0	0.308
390	NOTE 1	0	0	0	0	0.308
391	NOTE 1	0	0	0	0	0.308
392	NOTE 1	0	0	0	0	0.308
393	NOTE 1	0	0	0	0	0.308
394	NOTE 1	0	0	0	0	0.308
395	NOTE 1	0	0	0	0	0.308
396	NOTE 1	0	0	0	0	0.308
397	NOTE 1	0	0	0	0	0.308
398	NOTE 1	0	0	0	0	0.308
399	NOTE 1	0	0	0	0	0.308
400	NOTE 1	0	0	0	0	0.308
401	NOTE 1	0	0	0	0	0.308
402	NOTE 1	0	0	0	0	0.308
403	NOTE 1	0	0	0	0	0.308
404	NOTE 1	0	0	0	0	0.308
405	NOTE 1	0	0	0	0	0.308
406	NOTE 1	0	0	0	0	0.308
407	NOTE 1	0	0	0	0	0.308
408	NOTE 1	0	0	0	0	0.308
409	NOTE 1	0	0	0	0	0.308
410	NOTE 1	0	0	0	0	0.308

STOCK OWNERSHIP PERCENTAGES

UNIT	TYPE	SEC 1-2	SEC 1-3	SEC 1-4	SEC 1-5	SEC 1-6
411	NOTE 1	0	0	0	0	0.308
412	NOTE 1	0	0	0	0	0.308
413	NOTE 1	0	0	0	0	0.308
414	NOTE 1	0	0	0	0	0.308
415	NOTE 1	0	0	0	0	0.308
416	NOTE 1	0	0	0	0	0.308
417	NOTE 1	0	0	0	0	0.308
418	NOTE 1	0	0	0	0	0.308
419	NOTE 1	0	0	0	0	0.308
420	NOTE 1	0	0	0	0	0.308
421	NOTE 1	0	0	0	0	0.308
422	NOTE 1	0	0	0	0	0.308
423	NOTE 1	0	0	0	0	0.308
424	NOTE 1	0	0	0	0	0.308
		100	100	100	100	100

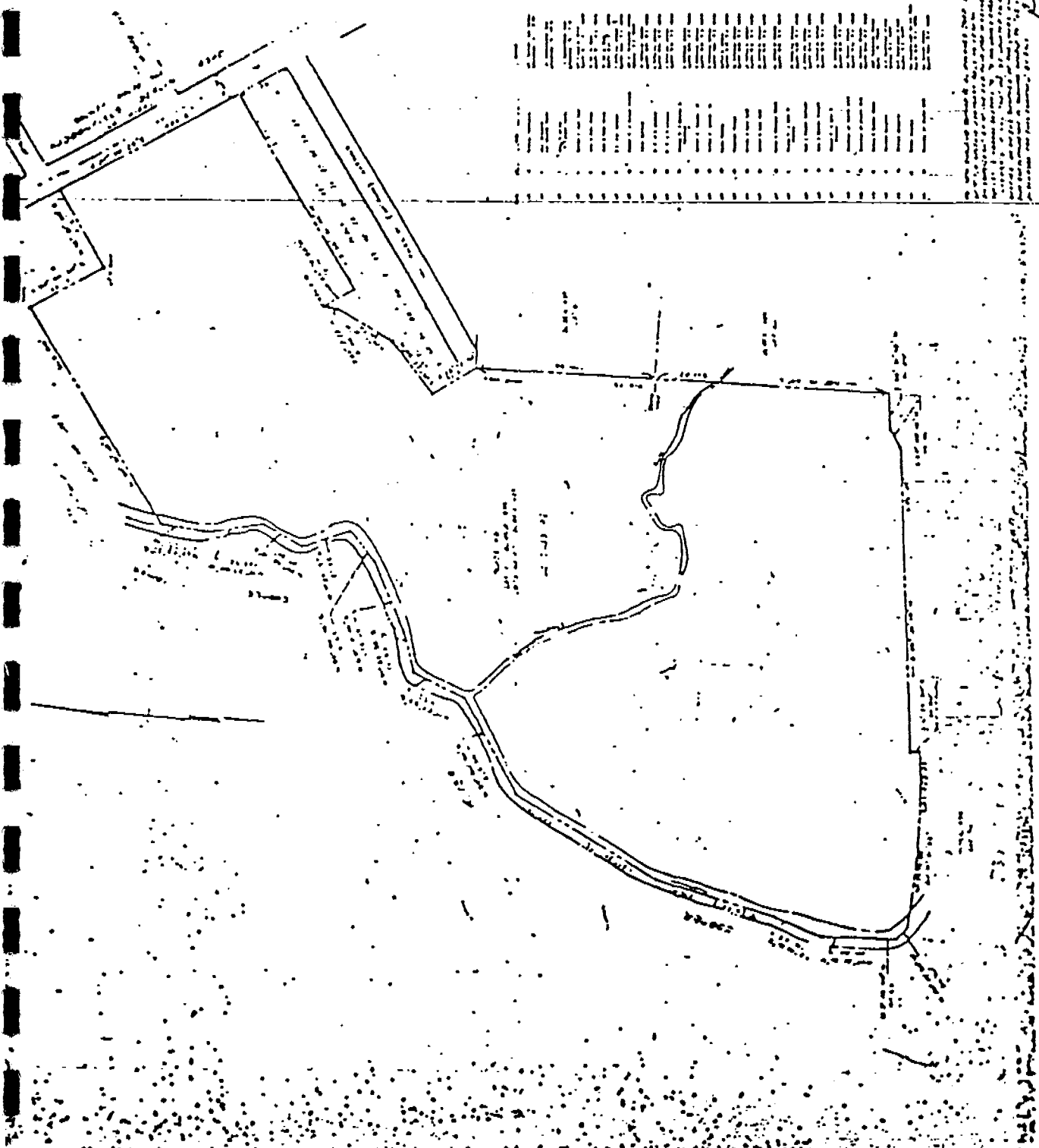
TE 1- UNITS 262 THRU 424, SECTIONS 4 THRU 6, HAVE NOT YET BEEN DESIGNATED BY TYPE.

T TYPES- 1B=ONE BEDROOM, 2B=TWO BEDROOM, 1BL=ONE BEDROOM WITH LOFT, 2BL=TWO BEDROOM WITH LOFT. "E" DESIGNATES END UNITS.

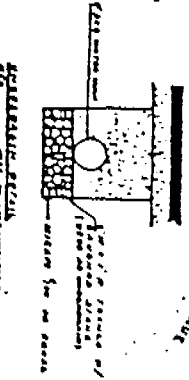
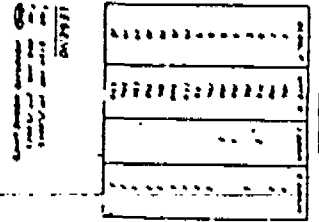
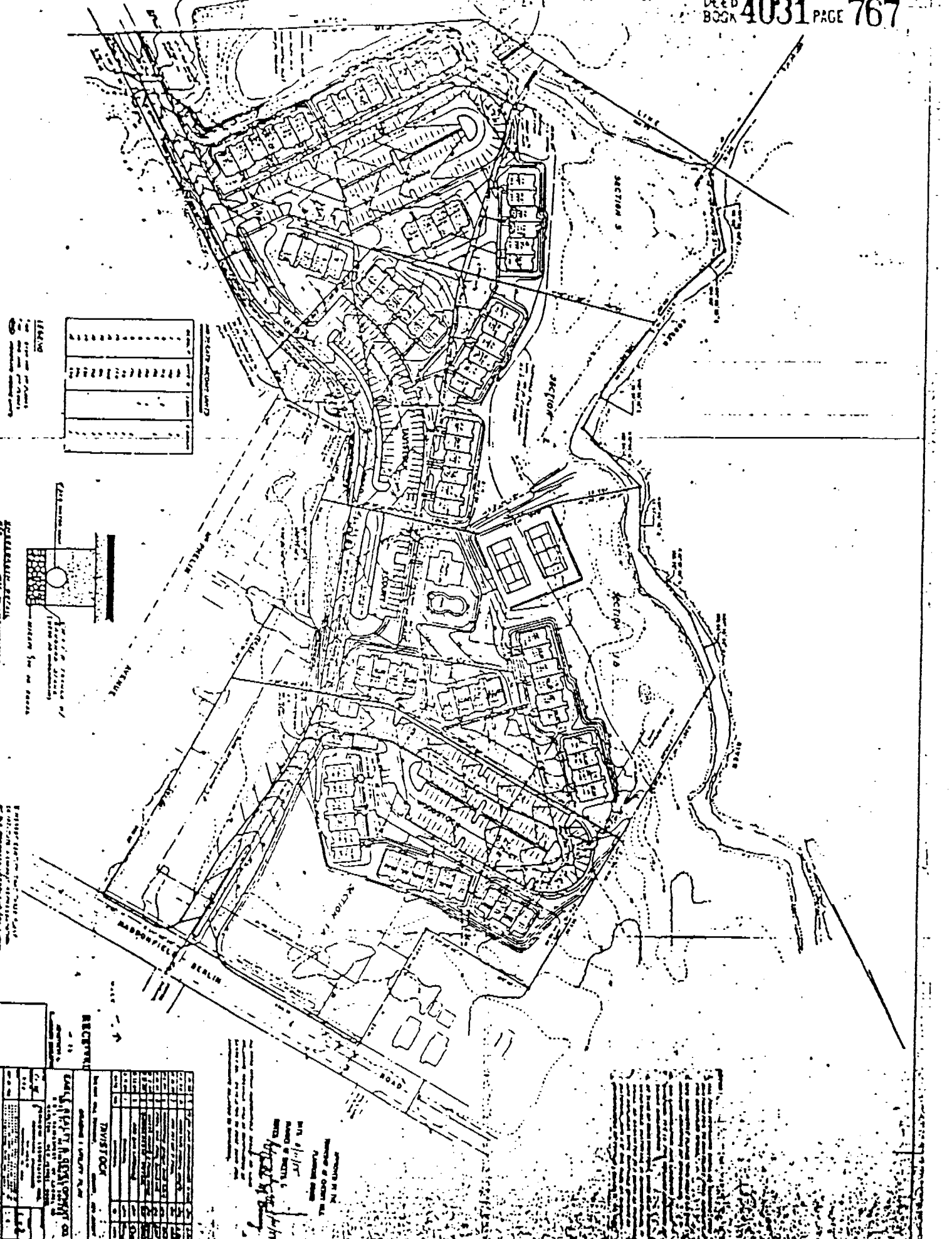
TYRRELL RUN	
PLAN OF PROJECT	
EAGLE REALTY & DEVELOPMENT	
RICHARD W. LIPKO, P.E.	



THESE PLANS SHOW THE LAYOUT OF THE PROPOSED DEVELOPMENT ON THE LAND DESCRIBED IN THE ADJACENT PLANS. THE DEVELOPMENT IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE REQUIREMENTS OF THE HEALTH DEPARTMENT. THE PLANS SHOW THE LOCATION OF THE BUILDINGS, THE DRIVEWAYS, THE SEWER MAINS, THE WATER MAINS, AND THE UTILITIES. THE DEVELOPER HAS BEEN ADVISED THAT THE HEALTH DEPARTMENT WILL REVIEW THE PLANS AND MAY REQUIRE CHANGES TO THE SEWER AND WATER MAINS LAYOUTS. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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REPLACEMENT FOR THE OLD
 SEWER EJECTION SYSTEM
 BY THE NEW SYSTEM
 AS SHOWN ON THESE PLANS

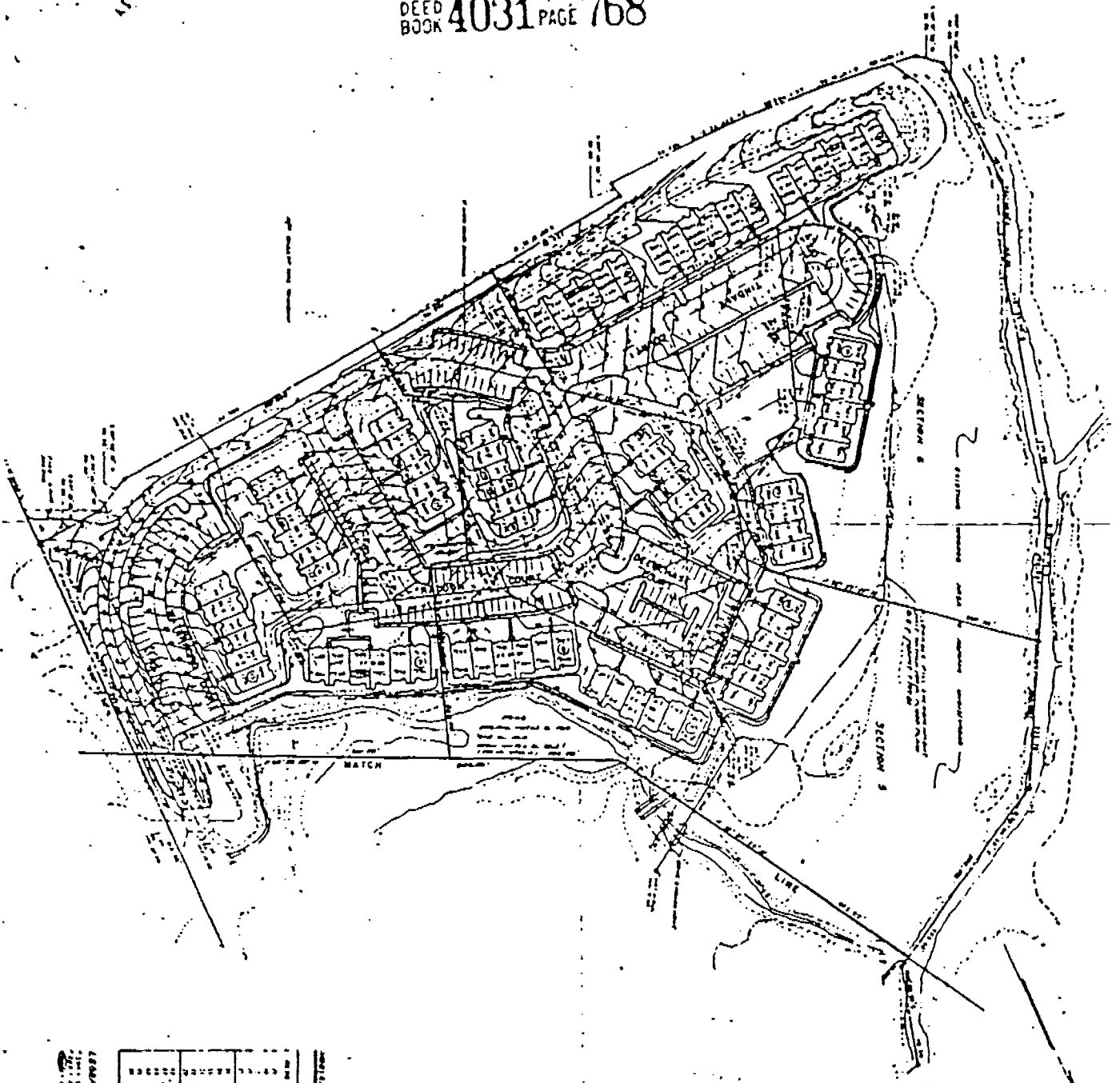
RECORD

Book 4031 Page 767

LAND SURVEY & CONSTRUCTION CO.

No.	Section	Lot No.	Area	Width	Length	Remarks
1	A	1				
2	A	2				
3	A	3				
4	A	4				
5	A	5				
6	A	6				
7	A	7				
8	A	8				
9	A	9				
10	A	10				
11	A	11				
12	A	12				
13	A	13				
14	A	14				
15	A	15				
16	A	16				
17	A	17				
18	A	18				
19	A	19				
20	A	20				
21	A	21				
22	A	22				
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39	A	39				
40	A	40				
41	A	41				
42	A	42				
43	A	43				
44	A	44				
45	A	45				
46	A	46				
47	A	47				
48	A	48				
49	A	49				
50	A	50				

Handwritten notes and signatures in the bottom right corner, including the name 'DAVIS/DOCK' and some illegible text.



CHW9877

Lot No.	Area	Remarks
1	0.12	
2	0.12	
3	0.12	
4	0.12	
5	0.12	
6	0.12	
7	0.12	
8	0.12	
9	0.12	
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11	0.12	
12	0.12	
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32	0.12	
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94	0.12	
95	0.12	
96	0.12	
97	0.12	
98	0.12	
99	0.12	
100	0.12	

[Handwritten signature]
 Notary Public for the State of Ohio
 My Comm. Expires 12/31/2010

PLAT

OWNER
 [Name]
 [Address]

PREPARED BY
 [Name]
 [Address]

DATE
 [Date]

RECORDS
 [Name]
 [Address]

INDEXED
 [Name]
 [Address]

FILED
 [Name]
 [Address]

[Handwritten signature]
 [Name]
 [Address]

NOTARY PUBLIC
 [Name]
 [Address]

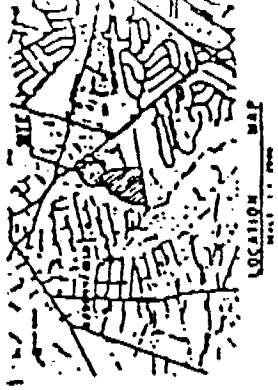
DEED
 [Name]
 [Address]

PLAT
 [Name]
 [Address]

RECORDS
 [Name]
 [Address]

INDEXED
 [Name]
 [Address]

FILED
 [Name]
 [Address]



SECTION 1A
SECTION 1B
SECTION 1C
SECTION 1D
SECTION 1E
SECTION 1F
SECTION 1G
SECTION 1H
SECTION 1I
SECTION 1J
SECTION 1K
SECTION 1L
SECTION 1M
SECTION 1N
SECTION 1O
SECTION 1P
SECTION 1Q
SECTION 1R
SECTION 1S
SECTION 1T
SECTION 1U
SECTION 1V
SECTION 1W
SECTION 1X
SECTION 1Y
SECTION 1Z

- 1. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 2. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 3. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 4. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 5. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 6. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 7. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 8. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 9. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.
- 10. The map of Section 1 is a map of the land in the City of Chicago, Illinois, which is being offered for sale by the City of Chicago.

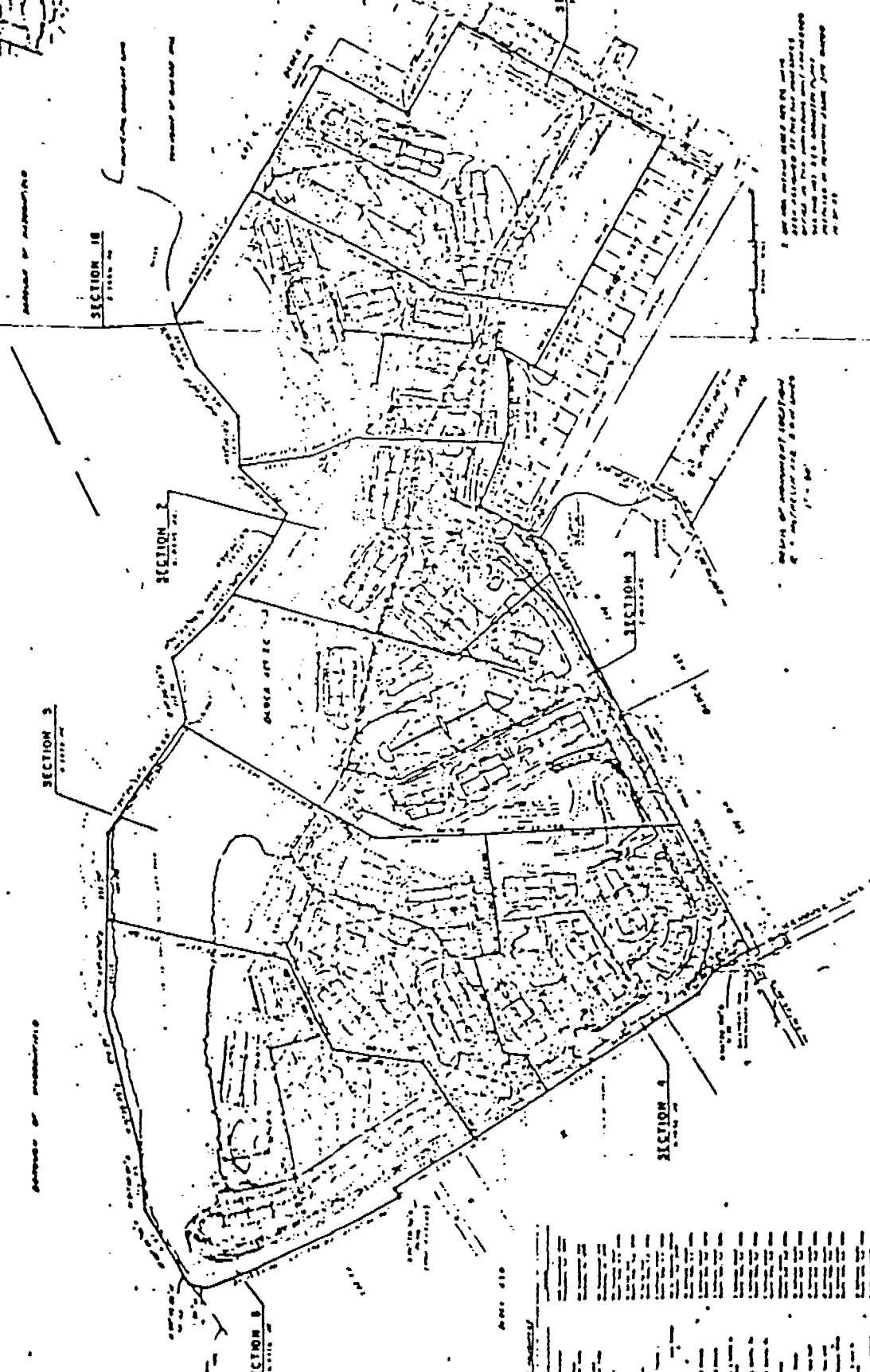
TYNDALL RUN

SUBMISSION DATE

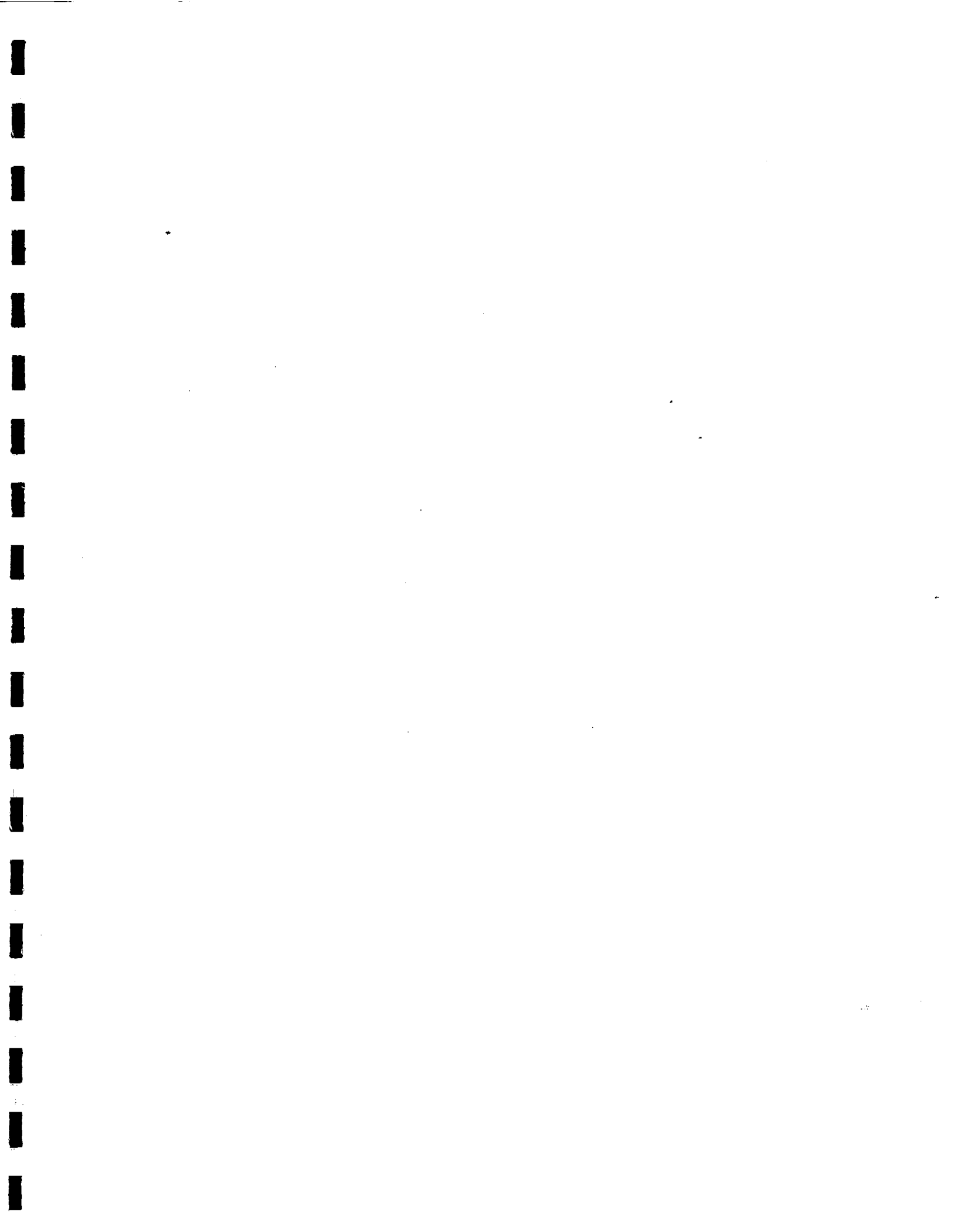
EAGLE REALTY & DEVELOPMENT

RICHARD W. TIPKO

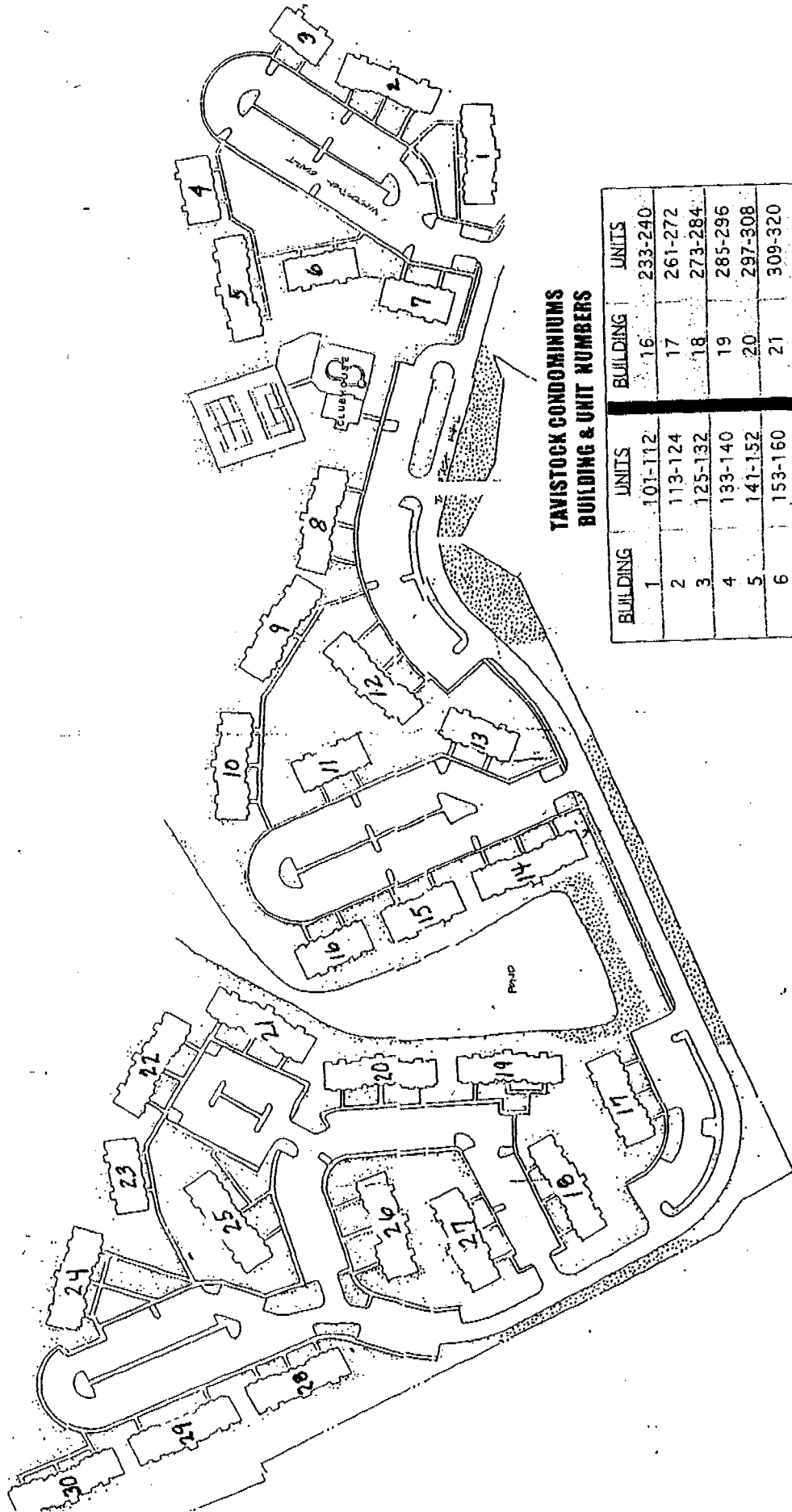
11-1-88



SECTION 1A
SECTION 1B
SECTION 1C
SECTION 1D
SECTION 1E
SECTION 1F
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SECTION 1U
SECTION 1V
SECTION 1W
SECTION 1X
SECTION 1Y
SECTION 1Z



**TAVISTOCK CONDOMINIUMS
CHERRY HILL, NEW JERSEY**



**TAVISTOCK CONDOMINIUMS
BUILDING & UNIT NUMBERS**

BUILDING	UNITS	BUILDING	UNITS
1	101-112	16	233-240
2	113-124	17	261-272
3	125-132	18	273-284
4	133-140	19	285-296
5	141-152	20	297-308
6	153-160	21	309-320
7	161-168	22	321-332
8	169-180	23	333-340
9	181-192	24	341-352
10	221-232	25	353-366
11	213-220	26	365-376
12	193-204	27	377-388
13	205-212	28	389-400
14	248-260	29	401-412
15	241-248	30	413-424