

THIS INDENTURE, made the 20th day of January,
in the year of our Lord one thousand nine hundred and fifty-five,
Between COLLINGS' LAKES, INC., a corporation of the State of New
Jersey, party of the first part, and CRYSTAL LAKE HILLS, a corpora-
tion of the State of New Jersey, of Margate City, Atlantic County,
New Jersey, of the second part:

WITNESSETH, that the said party of the first part, for and
in consideration of the sum of One Dollar and other good and
valuable considerations, lawful money of the United States of
America, well and truly paid by the said party of the second part
to the said party of the first part, at and before the enrolling
and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, aliened, enfeoffed,
released, conveyed and confirmed, and by these presents does grant,
bargain, sell, alien, enfeoff, release, convey and confirm, unto
the said party of the second part, its successors and assigns,

All those parcels of land situate in the Township of Buena
Vista, Atlantic County, New Jersey, and described as follows:

Lots 996, 993, 1000, 1001, 1002, 1058, 1059, 1060, 1061, 1062,
1063, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074,
1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085,
1086, 1087, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097,
1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108,
1109, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120,
1121, 1122, 1123, 1124, 1126, 1127, 1128, 1129, 1130, 1131, 1132,
1133, 1134, 1135, 1136, 1226, 1229, 1230, 1231, 1232, 1233, 1234,
1110, and 1064, Section 11, on Plan of Collings Lakes, dated Feb.
1953, made by Adams & Rehmann.

Lot 1125, Section 12 B, on Plan of Collings Lakes

This conveyance is made subject to the following conditions
and restrictions which shall be construed as covenants real
running with the land, and shall be binding on all parties and all
persons claiming under them for a period of thirty years from the
date hereof, at which times said covenants shall be automatically
extended for periods of ten years, unless otherwise terminated by
Collings Lakes, Inc., its successors or assigns.

Subject to all provisions as stated on subdivision plot.

1. The land hereby conveyed shall be used only for the
purposes of a private single family residence and appropriate uses
accessory thereto. No building shall be erected thereon except
a private single dwelling house and garage appurtenant thereto,
and no such garage may be erected except simultaneously with or
subsequent to erection of the residence. No building, fence or
other structure shall be erected or altered unless the plans,
specifications, including color scheme, and plot plan therefor,
are submitted to and formally approved in writing by the Grantor,
its successors or assigns, and a copy of such plans, specifications
and plot plan, as so approved, shall be permanently filed with the
Grantor, its successors or assigns, before any work is begun. No
privies or outside toilet facilities shall be constructed or

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maintained on any lot, and any sewage disposal system shall be of a type approved or recommended by the State and Local Departments of Health. All plumbing and drains must be connected with watertight septic tanks of approved construction. No septic tank or any other part of the sewerage system shall be placed within seventy-five (75) feet of the shore line, or any water supply. No sign of any description may be erected or placed on any portion of the land without the express written approval of Grantor, its successors or assigns. No tent, trailer or out-building shall ever be erected or maintained on the tract, and no garage or basement shall at any time be used as a temporary or permanent residence. Any structure approved by the Grantor, its successors or assigns, shall be completed within six months from the date of approval.

2. Said Grantee, its successors or assigns, shall not sell or convey said granted premises, or any part thereof, without first giving to said Grantor, its successors and assigns, by written offer, at least thirty (30) days' refusal and right to purchase the same at the price of said proposed sale. In the event any sale or conveyance is made without giving Grantor, its successors or assigns, such written offer, the grantee thereunder may be required at any time within one year of the recording of his deed, to convey to Grantor herein, its successors or assigns, at the bona-fide sale price to such Grantee.

3. No business or occupation of any kind, other than home practice of a physician, may at any time be carried on or permitted upon the said land, except in those areas which may be designated by the Grantor, its successors or assigns, from time to time, for business, recreational and commercial purposes, subject to municipal, county, state and Federal rules and regulations.

4. No animals, except household pets, shall be kept or maintained on any part of said property. The term "household pets" as herein used, shall include only dogs, cats and caged birds kept within the residence. No pigeons or other fowl and no kenneled or caged animals of any kind shall be permitted.

5. The grantor reserves to itself, its successors, licensees and assigns, an easement or right of way over a strip of ground ten feet in width along the side, front and rear outlines of the lot or lots hereby conveyed, for the purpose of installation or maintenance of public utilities, including but not limited to gas, water, electricity, telephone, drainage and sewerage and any appurtenance to the supply lines therefor, including guy wires, transformers, meters, etc., by overhead transmission lines or underground installation, including the right to remove and/or trim trees, shrubs or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private authority or utility company may desire to serve said lots with no obligation to Grantor to supply such services. The Grantor reserves to itself, its successors and assigns, the beds of roads, alleys and ways, and reserves the right, without compensation to Grantee or anyone claiming through or under him, her, them or it, at any time, to dedicate all roads, ways or alleys laid out or shown to public use, and/or to convey the same to the State or County or any agency or instrumentality thereof. No dedication to public use of roads, alleys, ways, river, lakes, parking, boat landing or beaches is intended by this deed. The lots, ways or alleys referred to above are meant to include those either developed or to be developed at Collings' Lakes.

6. Each lot shall be subject to an annual charge of Forty-Eight Dollars (\$48.00), and the Grantee, its successors and assigns, agrees to pay to the Grantor, its successors and assigns, the sum of Forty-eight Dollars (\$48.00) for each lot annually in advance,

on the first day of each year or such other day during such year as Grantor, its successors or assigns, shall designate hereafter, for beach, lakes, parking and boat landing privileges, whether or not the beach, lakes, parking and boat landing privileges are exercised. Such annual charge if not paid within three months from the date it becomes due shall be a lien upon each lot hereby conveyed. The title in fee simple to land designated as beaches, lakes, river, parking, boat landing, etc., is to be retained by the Grantor, its successors and assigns, and the Grantee, its successors and assigns, further agrees that the use of the beaches, lakes, river, parking, boat landing, etc., is subject to the approval of the grantor, and to the grantor's, its successors and assigns, rules or regulations now in force, or which may from time to time be made by the Grantor, its successors and assigns. It is expressly agreed that said charge shall constitute a debt or lien which the grantor, its successors or assigns, may collect by any lawful means, and upon the passing of title to any of the land included in said tract, the owner or owners from the time of acquiring title thereto, shall be held to have covenanted and agreed to pay Grantor, its successors or assigns, all charges, past or future, provided for in this paragraph, subject only to the lien of any real estate taxes, municipal water or sewer rents (if any), government insured mortgages, or any other bona fide first mortgage which may hereinafter be created or which may now exist thereon.

The Grantor, its successors and assigns, shall be the owner of said charge, debt or lien for the beach, lakes, parking and boat landing privileges, and shall maintain the beaches, lakes, parking and boat landing in its own discretion, and Grantee, its successors and assigns, shall have no rights to dictate or require maintenance of such beaches, lakes, parking and boat landing or have any rights therein other than the reasonable use thereof, in accordance with the rules and regulations of the Grantor, its successors and assigns. Grantee, for itself, its successors and assigns, covenants to use said beaches, lakes, parking and boat landing only in accordance with the rules and regulations which may from time to time be promulgated with reference thereto, and vests Grantor, its successors and assigns, with the power to deprive any persons, including Grantee, its successors and assigns, of the use of such beaches, lakes, parking and boat landing, temporarily or permanently, for infraction of such rules and regulations, without impairing the aforesaid obligation to pay such charges, debt, or the lien therefor.

7. If these lots of ground border on water, the lots of ground conveyed shall be only such lands as are included within the description by metes and bounds, or as described by lot number to be limited and shall not include the land and bed of the water or any part thereof, or the water above such land and bed. It is not intended to convey any riparian rights.

8. No motor boat or boat with auxiliary motor attached shall be used, operated or maintained on the lakes and rivers.

9. The title in fee simple to lands designated as beaches, lakes, parking, river, boat landing and to the bed of all lakes and streams, the water above the same and all of the rights and privileges of whatsoever nature pertaining thereto, and to all lands not specifically conveyed by Grantor, its successors and assigns, and this conveyance shall not vest in the Grantee, its successors or assigns, any rights or privileges whatsoever, in or upon said lands or in, upon or under said beaches, lakes, parking, river, boat landing or streams, or the waters flowing the same, except to the extent that Grantee, its successors and assigns, qualify therefor under Paragraph 6 above, and then only as long as Grantee, its successors and assigns, and the lands herein described are bound by, comply

with and fulfill the requirements of Paragraph 6 hereof.

10. Failure to impose or enforce for any reason any restriction, condition or agreement herein contained, upon any other land or lands originally owned by the Grantor shall not constitute a waiver or release of any such restriction, condition or agreement as to the lands and premises herein conveyed or as to Grantee, its successors or assigns.

11. Failure to enforce any restriction, condition, covenant or agreement herein contained, shall in no event be deemed a waiver of a right to do so thereafter, as to the same breach or as to one occurring prior or subsequently thereto, and invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect, and any written approval by the Grantor, its successors and assigns, of any act, shall be subject to any Municipal, County, State or Federal rules, regulations or laws.

Together with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof.

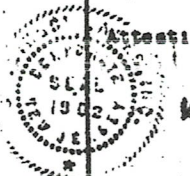
And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part of, in and to the said premises, with the appurtenances.

To have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever, subject however to the reservations and exceptions herein stated.

And the party of the first part does covenant that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

IN WITNESS WHEREOF, Collings' Lakes, Inc., has, in accordance with the authority duly conferred by its Board of Directors, caused this deed to be signed for and in its behalf by George Rammer its President and its corporate seal to be hereunto affixed and attested by David Miller its Secretary.

COLLINGS' LAKES, INC.



David Miller
Secretary

By

George Rammer
President

BOOK 1734 PAGE 53
STATE OF *New Jersey* :
COUNTY OF *Camden* : "

BE IT REMEMBERED that on this *25th* day of *January*,
in the year of our Lord one thousand nine hundred and fifty-five,
before me, the undersigned authority, personally appeared

David Miller who being by me duly sworn, on
his oath says, that *he* is the *Secretary*

of *Collings' Lakes, Inc.*, the grantor within named, and that

George Rammer is the ——— President; that

deponent knows the common or corporate seal of said grantor and
that the seal annexed to the within Deed or Conveyance is such
common or corporate seal; that the said Deed or Conveyance was
signed by the said *George Rammer* and the seal of said grantor
affixed thereto in the presence of deponent; that said Deed or
Conveyance was signed, sealed and delivered as and for the voluntary
act and deed of said grantor for the uses and purposes therein
expressed, pursuant to a resolution of the Board of Directors of
said grantor; and at the execution thereof, this deponent
subscribed *his* name thereto as witness.

Sworn and subscribed the :

day and year aforesaid :

Wilfred B. Holcomb *David Miller*
attorney at Law of *New Jersey* Secretary.

BOOK 1734 PAGE 69

In compliance with statute I have
presented an abstract of the within
to all assessors of the taxing dis-
trict therein mentioned.

WILLIAM A. BLAIR, Clerk

2352	DEFD	1/30/55	9.	4.00
Collins' Lanes, Inc.				
to				
Crystal Lake Hills				
WILFRED B. VOLCOTT COLLECTOR AT LAW IN GREENE COUNTY CAMDEN N.M.I.				
Received January 29th 1955 at 9 A.M. and recorded in the Deeds Office of Atlantic County at 10:30 A.M. N.J. in Book No. 1734 Page 55 &c. W.A. Blair CLERK				

J-1444 CAB 9104 650-22323
F-28258
Index State 105594

LEB 10-5-54
2012-04

THIS AGREEMENT, made this 16th day of January, 1956, between COLLINGS' LAKES, INC., a corporation of the State of New Jersey, hereinafter referred to as the party of the first part, and the COLLINGS' LAKES DEVELOPMENT CO., a corporation of the State of New Jersey, and FRANK ADAMUCCI, a married man of Margate, New Jersey, hereinafter called the parties of the second part; WITNESSETH

WHEREAS the party of the first part has sold unto the parties of the second part those lands more particularly described and set forth in Schedule A attached hereto and made a part hereof; and

WHEREAS the party of the first part has retained title to those lands set forth in Schedule B attached hereto and made a part hereof; and

WHEREAS the party of the first part is desirous of granting unto the parties of the second part, their successors and assigns, certain rights in and to the lands owned by the party of the first part, which lands are set forth in Schedule B hereinabove referred to;

NOW THEREFORE in consideration of the sum of One (\$1.00) Dollar paid by each of the parties hereto to each of the other parties hereto, the receipt whereof is hereby acknowledged, and for other good and valuable consideration:

1. The party of the first part does hereby grant, assign, and set over unto the parties of the second part, their successors and assigns, the right to use the waters, lakes, beaches and parking areas and recreational facilities maintained by the party of the first part on those lands set forth in Schedule B, which rights shall be co-extensive with and equivalent to those rights previously granted by the party of the first part to grantees of lots in the filed sections of the project known as Collings' Lakes, Inc.

REV 1789 MAR 84

2. The party of the first part agrees to maintain the said waters, lakes, beaches, parking areas, and recreational facilities, which obligation of maintenance shall be equivalent to that obligation imposed on the party of the first part by any restriction, condition, reservation or covenant previously created by it on any lands previously sold by it in filed sections on the project known as Collings' Lakes, Inc.

3. The parties of the second part, for themselves, their successors and assigns, agree to use the facilities aforesaid and agree for themselves, their successors and assigns, to abide by such reasonable rules and regulations as may be prescribed from time to time by the party of the first part, its successors and assigns, for the use of the facilities in question. It is agreed, however, that the rules and regulations of the party of the first part, its successors and assigns, shall never impose a financial obligation on the parties of the second part, their successors or assigns, for the use of the facilities in question, nor shall they impose on the parties of the second part, their successors or assigns, any obligation whatsoever greater than the obligation imposed by the party of the first part in deeds to its grantees of lots in the filed sections of Collings' Lakes, which deeds were recorded prior to the date of this instrument.

IN WITNESS WHEREOF the corporate parties hereto have caused these presents to be executed by the respective corporate officers and their respective corporate seals affixed hereunto, and the individual party has hereunto set his hand and seal, all the day and year first above written.

ATTEST:

COLLINGS' LAKES, INC.

David W. Kelly
Secretary

BY: George R. Rammer
George Rammer, President

ATTEST:

COLLINGS' LAKES DEVELOPMENT CO.

George R. Rammer
George Rammer, Sec'y.

BY: Frank Adamucci
Frank Adamucci, President
FRANK ADAMUCCI



STATE OF NEW JERSEY :
: SS:
COUNTY OF ATLANTIC :

BE IT REMEMBERED, that on this 24 day of January in the year of our Lord one thousand nine hundred and fifty-six before me a Notary Public of New Jersey personally appeared David Miller who being by me duly sworn, on his oath saith, that he is the Secretary of Collings' Lakes Inc. the grantor within named, and that George Hammer is the President; that deponent knows the common or corporate seal of said corporation and that the seal annexed to the within instrument is such common or corporate seal; that the said instrument was signed by the said President and the seal of the corporation affixed thereto in the presence of deponent; that said instrument was signed, sealed and delivered as and for the voluntary act and deed of said corporation for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said corporation; and at the execution thereof this deponent subscribed his name thereto as witness.

Sworn and subscribed to the day and year aforesaid

Lawrence M. Perskie

Notary Public of New Jersey

My Comm. Expires 12/3/58

STATE OF NEW JERSEY :
: SS:
COUNTY OF ATLANTIC :

BE IT REMEMBERED, that on this 20 day of January in the year of our Lord one thousand nine hundred and fifty-six before me a Notary Public of New Jersey personally appeared George Hammer who being by me duly sworn, on his oath saith, that he is the Secretary of Collings' Lakes Development Co. the grantor within named, and that Frank Adamucci is the President; that deponent knows the common or corporate seal of said corporation and that the seal annexed to the within instrument is such common or corporate seal; that the said instrument was signed by the said President and the seal of said corporation affixed thereto in the presence of deponent; that said instrument was signed, sealed and delivered as and for the voluntary act and deed of said corporation for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said corporation; and at the execution thereof this deponent subscribed his name thereto as witness.

Sworn and Subscribed the day and year aforesaid

Lawrence M. Perskie

Notary Public of New Jersey

My Comm. Expires 12/3/58

STATE OF New Jersey :
: SS:
COUNTY OF Atlantic :

BE IT REMEMBERED, that on this 19 day of January in the year of our Lord one thousand nine hundred and fifty-six before me a Notary Public of New Jersey personally appeared Frank Adamucci who I am satisfied is the grantor mentioned in the above instrument and acknowledged that he signed, sealed and delivered the same as his act and deed. All of which is hereby certified.

Lawrence M. Perskie
Notary Public of New Jersey
My Comm. Expires 12/3/58

SCHEDULE BTRACT #1

Situate partly in the Township of Monroe, County of Gloucester and partly in the Borough of Folsom, County of Atlantic and partly in the Township of Buena Vista, County of Atlantic and State of New Jersey, and being all of the lands as lay under the beds of Lake Albert, Lake George, Robin's Lake, Jay's Lake, Cushman Lake, Braddock Lake, Cains Mill Lake and Hospitality Reservoir; all as shown on Maps of Collings' Lakes, Sections 1, 4, 5, 8, 9, 10, 11, 12-A, 12-B and within the lines of Weymouth Farm and Agricultural Company lots 1050, 1051, 1052, 1053, 1054, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1133, 1134, 1135, 1137, 1138, 1139, 1140, 1168, 1169, 1170, 1199, 1200, 1201, 1202, 1227, 1228, 1229, 1230, 1231, 1232.

TRACT #2

Situate partly in the Township of Buena Vista and partly in the Borough of Folsom, County of Atlantic, and State of New Jersey, designated as Lots 23, 24, and 25 on Map of Collings' Lakes, Section 1, filed December 5, 1952, No. 1058.

TRACT #3

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey, designated as Lots 356, 357, 396, 397, 398, 399, 400, 401, 402, 403, 470, 471, 472, 473, 474, 475, 476, 477, on Map of Collings' Lakes, Section 4, filed August 28, 1953, No. 1073.

TRACT #4

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey, designated as Lots 549, 550, 551, 552, 553, 554, 555, 590, 591, 592, 593, on Map of Collings' Lakes, Section 6, filed October 15, 1953, No. 1076.

TRACT #5

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey, designated as A one-half interest in Lot 97-A on Map of Collings' Lakes, Section 5, filed May 19, 1953, No. 1070.

TRACT #6

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey, designated as Lots 607, 646, 647, 648, 649, 650, 651, 662, 715, on Map of Collings' Lakes, Section 8, filed October 15, 1953, No. 1077.

TRACT #7

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey; designated as Lots 927, 928, 938, and 949 on Map of Collings' Lakes, Section 10, filed December 30, 1953, No. 1083.

TRACT #8

Situate in the Township of Buena Vista, County of Atlantic, and State of New Jersey; designated as Lots 1110, 1116, 1117, 1118, 1119, 1563, 1564, 1565, and 1366 on Map of Collings' Lakes, Section 12-A, filed November 3, 1954, No. 1104.

The following parcels of land, situate in the Borough of Folsom, County of Atlantic, and State of New Jersey, designated as follows:

TRACT #1

Lots 132, 134, 143, 193, 196 on Map of Collings' Lakes Section 2, filed December 3, 1932, No. 1039.

TRACT #2

Lots 116, 117, 120, 173, 203, 206, 207, 208, 209, 217, 218, on the Map of Collings' Lakes, Section 3, filed December 3, 1932, No. 1040.

TRACT #3

Lots 367, 413, 414, 439, 462, 502, 503, 513, on the Map of Collings' Lakes, Section 4, filed August 28, 1933, No. 1073.

TRACT #4

Situate partly in the Township of Buena Vista, and partly in the Borough of Buena Vista, County of Atlantic, and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Southwesterly line of Mill Lane at the Northerly corner of Lot 339 as shown on the Map of Collings' Lakes, Section 5; and extending thence

- (1) South 20 degrees, 32 minutes West, along said line of Lot 339, 52 feet, more or less, to a point 12 inches from the high water line of Cains Mill Lake; thence
- (2) in a general Northwesterly direction, along a line parallel with and 12 inches from the high water line of Cains Mill Lake, 335 feet, more or less, to an acute angle in said Lake; thence
- (3) Northeastwardly, still along a line parallel with and 12 inches from the high water line of Cains Mill Lake, 420 feet, more or less, to a point which is North 20 degrees, 32 minutes East of the beginning point; thence
- (4) South 20 degrees, 32 minutes West, crossing Mill Lane, 46 feet, more or less, to the point and place of beginning.

BEING designated as Lot 338 on the Map of Collings' Lakes, Section 5, filed May 19, 1933, No. 1070.

TRACT #5

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey, designated as follows:

Lots 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 556, 557, 558, 559, 560, 562, 563, 564, 565, 566, 567, 568, 571, 572, 573, 574, 575, 576, 577, 583, 584, 585, 586, 587, 588, on the Map of Collings' Lakes, Section 6, filed October 15, 1933, No. 1076.

TRACT #6

Lots 263, 999, 618, 697, 711, 738, 768, 769, 770, 771, 772, 773, 774, on the Map of Collings' Lakes, Section 8, filed October 15, 1933, No. 1077.

TRACT #7

Lots 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, on the Map of Collings' Lakes, Section 9, filed December 30, 1933, No. 1082.

TRACT #8

Situate in the Township of Buena Vista, County of Atlantic, and State of New Jersey, designated as follows:

Lots 811, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, on the Map of Collings' Lakes, Section 10, filed December 30, 1933, No. 1083.

TRACT #9

Lots 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1038, 1039, 1153, 1179, 1180, 1201, 1204, 1205, 1210, 1215, 1216, 1219, 1225, 1227 on Map of Collings' Lakes, Section 11, filed December 30, 1953, No. 1084.

TRACT #10

Lots 1236, 1239, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1251, 1252, 1253, 1254, 1255, 1264, 1265, 1266, 1267, 1268, 1269, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1341, 1343, 1346, 1362, 1371, 1372, 1374, 1383, 1384, 1384-A, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1397-A, 1398, 1399, 1401, 1403, 1405, 1407, 1408, 1411, 1412, 1413, 1414, 1415, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1568, 1569, 1570, 1573, 1574, 1575, 1576, 1577, 1579, 1580, 1581, 1582, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, on Map of Collings' Lakes, Section 12-A, filed November 3, 1954, No. 1104.

TRACT #11

Lots 1258, 1259, 1260, 1261, 1262, 1262-A, 1263, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, on Map of Collings' Lakes, Section 12-B, filed March 24, 1955, No. 1111.

TRACT #12

Situate partly in the Borough of Folsom, Atlantic County and partly in the Township of Monroe, Gloucester County, State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Northwestern line of Cains Mill Road, 124.66 feet North-easterly from the Northeastly line of Park Avenue; and extending thence

- (1) North 69 degrees 34 minutes West, at right angles to Cains Mill Road, 150 feet, thence
- (2) North 20 degrees 26 minutes East, parallel with Cains Mill Road, 75 feet; thence
- (3) South 69 degrees 34 minutes East, parallel with first course, 150 feet to the Northwestern line of Cains Mill Road; thence
- (4) Along the same, South 20 degrees 26 minutes West, 75 feet to the point and place of beginning.

BEING designated as Lot 237 on Map of Collings' Lakes, Section 3, filed at Atlantic County December 5, 1952, No. 1069.

TRACT #13

DESIGNATED ON PLAN OF WYMOUTH FARM AND AGRICULTURAL COMPANY, FILED, AS LOT 1008.

EXCEPTING, however, thereout and therefrom the 60 feet wide strip thereof conveyed by Jacob Elaser, et ux, to Seacoast Railroad Company by Deed dated December 19, 1899 and recorded March 20, 1900 in Book 243, page 246, and also conveyed by said Jacob Elaser, et ux, to Atlantic City Railroad Company by Deed dated June 2, 1906 and recorded June 12, 1906, in Book 336, page 409.

ALSO excepting therefrom the portion thereof conveyed by Francis F. Collings, etux, to State of New Jersey, by Deed dated September 25, 1941 and recorded September 30, 1941 in Book 1123, page 238 for widening Twelfth Street and such slope and drainage rights necessary.

AND ALSO excepting thereout and therefrom the easement and temporary road for detour granted by Francis F. Collings, etux, to County of Atlantic by Deed dated February 25, 1941 and recorded February 26, 1941 in Book 1115, page 302.

TRACT #14
DESIGNATED ON PLAN OF WEYMOUTH FARM AND AGRICULTURAL COMPANY, FILED, AS LOTS 1128, 1129, and 1130.

EXCEPTING, however, thereout and therefrom all such portion thereof shown on Map of Collings' Lakes, Section 10, filed, December 30, 1953, No. 1083.

TRACT #15
Situate partly in the Borough of Folsom, County of Atlantic, partly in the Township of Buena Vista, County of Atlantic, partly in the Township of Monroe, County of Gloucester; and partly in the Township of Winalow, County of Camden and State of New Jersey, bounded and described as follows:

DESIGNATED on Plan of Weymouth Farm and Agricultural Company, filed, as Lots 1090, 1164, 1165, 1166, 1197, 1198, 1199, 1225, 1226, 1227, 1245, 1246, 1247, 1248, 1249, 1250, 1263, 1264, 1269, 1270, 1277, 1278, 1284, 1287, 1288 and the Northwestern portions of Lots 1223 and 1224 on said Plan situate in Monroe Township, Gloucester County and in Winalow Township, Camden County.

EXCEPTING, however, thereout and therefrom all lands, lots and areas as shown and bounded on Maps of Collings' Lakes, Sections 1, 2, 3, 3-A, 4, 5, 6 and 10, and also except all portions of Lake beds as shown on said Maps of Collings' Lakes, Sections 1, 3-A, 4 and 5, and also excepting certain lots located on Cains Mill Road known and designated as Lots 221, 222, 223, 224, 225, 226, 227, 228, and 229 on a so-called "Overall Map" of Collings' Lakes, made by Adams and Rehmann, February, 1955.

ALSO excepting the 90 feet wide strip of land (Black Horse Pike) conveyed by Francis F. Collings, etux, to State of New Jersey, by Deed dated August 6, 1941 and recorded August 12, 1941 in Book 1122, page 188, and such slope rights and drainage rights necessary.

ALSO excepting from Lot 1284 the following described premises:

BEGINNING at a point in the center of 17th Street, said point being South 50 degrees 2 minutes West, 660 feet from the point of intersection of the center lines of 17th Street and Fifth Road and being a curve common to Lots 1283 and 1284, as shown on Plan of Weymouth Farm and Agricultural Company, filed; and extending thence

- (1) South 39 degrees 58 minutes East, along line of Lots 1283, 1284, a distance of 1149.3 feet to a point in the Northeastly line of Black Horse Pike; thence
- (2) By the same, North 60 degrees 10 minutes West, 981.54 feet to the Society line being the Westerly boundary of said Weymouth Farm and Agricultural Company; thence
- (3) By said Society line, North 7 degrees 50 minutes West, 268.57 feet to a point in the center line of 17th Street; thence
- (4) By the center of 17th Street, North 50 degrees 2 minutes East, 197.08 feet to the point and place of beginning.

CONTAINING 4.96 acres, more or less.

ALSO EXCEPTING from Lots 1269, 1270, and 1284 the following described premises:

BEGINNING at a point at the intersection of the Southwesterly line of Black Horse Pike with the Northwesterly line of the Central Railroad of New Jersey; and extending thence

- (1) Southwestwardly, along said line of Central Railroad of New Jersey, 1425.6 feet, more or less, to a point in line dividing lots 1252 and 1253 as shown on Plan of Lots of Weymouth Farm and Agricultural Company; thence
- (2) Northwestwardly along said line dividing lots 1252 and 1253, a distance of 336 feet, more or less, to the center of 16th Street; thence
- (3) Southwestwardly along the center of 16th Street, 1144 feet, more or less, to a point in the Society line; thence
- (4) Northwestwardly along said Society line, 2614 feet, more or less, to a point in the center of Black Horse Pike; thence
- (5) By same, Southeastwardly, 2463 feet, more or less, to said line of Central Railroad of New Jersey and the point and place of beginning.

ALSO excepting thereout a right of way for railroad purposes granted to Albert H. O'Brien by William C. Hay et al., dated October 10, 1885, and recorded at Camden County November 25, 1885, in Book 120, page 515, and also excepting a right of way granted by Charles S. King to Western Union Telegraph Company, dated May 4, 1904, and recorded at Camden County February 19, 1906, in Book 303, page 87.

ALSO excepting thereout lands conveyed by Francis F. Collings to State of New Jersey for Highway purposes (Black Horse Pike).

EXCEPTING therefrom, from all of the above described tracts, that certain piece, parcel, or strip of land, if any, forty-one (41) feet in depth constituting the frontage of any of the said lots or lands along the North side of the Black Horse Pike.

TRACT #16

Situate in the Borough of Folsom, County of Atlantic and State of New Jersey; designated as:
a one-half interest in Lot 97-A on the Map of Collings' Lakes, Section 5, filed May 19, 1953, No. 1070.

TRACT #17

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey; designated as:
Lots 644, 652, 719, 720 on the Map of Collings' Lakes, Section 6, filed October 15, 1953, No. 1077.

TRACT #18

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey; designated as:
Lot 395 on the Map of Collings' Lakes, Section 4, filed August 26, 1953, No. 1073.

TRACT #19

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey; designated as:
Lots 547, 548, 579, 580, 561, 562 on the Map of Collings' Lakes, Section 6, filed October 15, 1953, No. 1076.

TRACT #20

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey; designated as:
Lot 1196 on the Plan of Weymouth Farm and Agricultural Company, filed, containing 20 acres.

TRACT #21

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey; designated as:
The Southeastern portion of lots 1223 and 1224 on the Plan of Weymouth Farm and Agricultural Company, filed.

201
Shawley

Ag. No. 5416
7738 1/24/56 9.712
AGREEMENT

Collings
COLLINGS LAKES INC., a New
Jersey Corporation
Hou. 9th Court
and

COLLINGS LAKES DEVELOPMENT CO.,
a New Jersey Corporation

Dated: January 1956

Rush *Red Bank*

Received January 24, 1956 at
9:00 A. M. and recorded in the
Clerk's office of Atlantic County
at Mays Landing, N. J. in Book
of Deeds
No. 1769 Page 63 to.

W. A. New CLERK

PERSKIE & PERSKIE
COUNSELLORS-AT-LAW
1421 Atlantic Ave.
ATLANTIC CITY, N. J.
Co. Clk. chg. & ret. M

CHESTER H. AND GURLEY CO.
CORPORATION, INC. OFFICE BUILDING

This Indenture, MADE THIS

16th day of January in the year
of our Lord one thousand nine hundred and fifty-six
Between COLLINGS' LAKES, INC., a corporation of the State of New Jersey,
party

of the first part, and FRANK ADAMUCCI, a married man, of the City of Margate, County of Atlantic and State of New Jersey, party

of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of ONE THOUSAND AND 00/100 DOLLARS (\$1,000.00) and other good and valuable consideration

lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged,

it ~~enjoyed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm, unto the said party of the second part, his heirs, executors, administrators~~ ~~transfers and assigns:~~ granted, bargained, sold, aliened, grant, bargain, sell, alien,

the following parcels of land, situate in the Borough of Folsom, County of Atlantic and State of New Jersey; designated as follows:

TRACT #1

Lots 132, 134, 143, 193, 196 on Map of Collings' Lakes, Section 2, filed December 5, 1952, No. 1059.

TRACT #2

Lots 114, 117, 120, 175, 205, 206, 207, 208, 209, 217, 218 on Map of Collings' Lakes, Section 3, filed December 5, 1952, No. 1060.

TRACT #3

Lots 367, 413, 414, 439, 462, 502, 503, 513 on Map of Collings' Lakes, Section 4, filed August 28, 1953, No. 1073.

TRACT #4

Situate partly in the Township of Buena Vista and partly in the Borough of Buena Vista, County of Atlantic, and State of New Jersey; bounded and described as follows:

BEGINNING at a point in the Southwesterly line of Mill Lane at the Northerly corner of Lot 339 as shown on Map of Collings' Lakes, Section 5; and extending thence

- (1) South 20 degrees, 52 minutes West, along the said line of Lot 339, 52 feet, more or less, to a point 12 inches from the high water line of Cains Mill

Lake; thence

- (2) In a general Northwesterly direction along a line parallel with and 12 inches from the high water line of Cains Mill Lake, 335 feet, more or less, to an acute angle in said lake; thence
- (3) Northeastwardly, still along a line parallel with and 12 inches from the high water line of Cains Mill Lake, 420 feet, more or less, to a point which is North 20 degrees, 32 minutes East of the beginning point; thence
- (4) South 20 degrees, 32 minutes West, crossing Mill Lane, 46 feet, more or less, to the point and place of beginning.

BEING designated as Lot 338 on Map of Collings' Lakes, Section 5, filed May 19, 1953, No. 1070.

TRACT #5

Situate in the Borough of Folsom, County of Atlantic, and State of New Jersey; designated as follows:

Lots 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 556, 557, 558, 559, 560, 562, 563, 564, 565, 566, 567, 568, 571, 572, 573, 574, 575, 576, 577, 583, 584, 585, 586, 587, 588 on Map of Collings' Lakes, Section 6, filed October 15, 1953, No. 1076.

TRACT #6

Lots 265, 599, 610, 697, 711, 758, 768, 769, 770, 771, 772, 773, 774 on Map of Collings' Lakes, Section 8, filed October 15, 1953, No. 1077.

TRACT #7

Lots 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802 on Map of Collings' Lakes, Section 9, filed December 30, 1953, No. 1082.

TRACT #8

Situate in the Township of Buena Vista, County of Atlantic and State of New Jersey, bounded and described as follows:

Lots 811, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 861, 862, 863, 876, 877, 878, 879, 880, 881, 884, 898, 899, 905, 906, 914, 915, 916, 926, 929, 930, 931, 943, 944, 945, 946, 947, 948, 950, 951, 952, 955, 956, 957, 958 on Map of Collings' Lakes, Section 10, filed December 30, 1953, No. 1083.

TRACT #9

Lots 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1038, 1039, 1153, 1179, 1180, 1201, 1204, 1205, 1210, 1215, 1218, 1219, 1225, 1227 on Map of Collings' Lakes, Section 11, filed December 30, 1953, No. 1084.

TRACT #10

Lots 1236, 1239, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1251, 1252, 1253, 1254, 1255, 1264, 1265, 1266, 1267, 1268, 1269, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1341, 1343, 1346, 1362, 1371, 1372, 1374, 1383, 1384, 1384-A, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1397-A, 1398, 1399, 1401, 1403, 1405, 1407, 1408, 1411, 1412, 1413, 1414, 1415, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1568, 1569, 1570, 1573, 1574, 1575, 1576, 1577, 1579, 1580, 1581, 1582, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, on Map of Collings' Lakes, Section 12-A, filed November 3rd, 1954, No. 1104.

TRACT #11

Lots 1258, 1259, 1260, 1261, 1262, 1262-A, 1263, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, on Map of Collings' Lakes, Section 12-B, filed March 24th, 1955, No. 1111.

BEING the same lands and premises which, inter alia, became vested in Collings' Lakes, Inc. by Deed from David Miller, etux, dated August 11, 1952 and recorded October 8, 1952 at Atlantic County in Book 1610, page 292, also recorded October 25, 1952 at Gloucester County in Book 726, page 349; by Deed from Arthur B. Calvin, etux, dated September 4, 1953 and recorded September 21, 1953 in Book 1660, page 120 (Atlantic County); by Deed from David Miller, etux, dated April 20, 1954 and recorded April 22, 1954 in Book 1690, page 120 (Atlantic County); by Deed from Borough of Folsom, dated September 2, 1954 and recorded September 7, 1954 in Book 1711, page 162 (Atlantic County); by Deed from David Miller, etux, dated November 2, 1954 and recorded November 6, 1954 in Book 1721, page 127 (Atlantic County) and by Deed from E. George Brewer, etux, dated June 16, 1955 and recorded June 20, 1955 in Book 1755, page 475 (Atlantic County).

TRACT #12

Situate partly in the Borough of Folsom, Atlantic County and partly in the Township of Monroe, Gloucester County, State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Northwesterly line of Cains Mill Road, 124.66 feet North-easterly from the Northeasterly line of Park Avenue; and extending thence

- (1) North 69 degrees 34 minutes West, at right angles to Cains Mill Road, 150 feet, thence
- (2) North 20 degrees 26 minutes East, parallel with Cains Mill Road, 75 feet; thence
- (3) South 69 degrees 34 minutes East, parallel with first course, 150 feet to the Northwesterly line of Cains Mill Road; thence
- (4) Along the same, South 20 degrees 26 minutes West, 75 feet to the point and place of beginning.

BEING designated as Lot 237 on Map of Collings' Lakes, Section 3, filed at Atlantic County December 5, 1952, No. 1060.

BEING the same lands and premises which, inter alia, became vested in Collings' Lakes, Inc. by Deed from David Miller, etux, dated August 11, 1952 and recorded October 8, 1952 at Atlantic County in Book 1610, Page 292; and also recorded October 25, 1952 at Gloucester County in Book 726, page 349.

TRACT #13

DESIGNATED ON PLAN OF WEYMOUTH FARM AND AGRICULTURAL COMPANY, FILED, AS LOT 1008.

EXCEPTING, however, thereout and therefrom the 60 feet wide strip thereof conveyed by Jacob Blaser, etux, to Seacoast Railroad Company by Deed dated December 19, 1899 and recorded March 20th, 1900 in Book 243, page 246, and also conveyed by said Jacob Blaser, etux, to Atlantic City Railroad Company by Deed dated June 2nd, 1906 and recorded June 12th, 1906 in Book 338, page 409.

ALSO excepting thereout and therefrom the easement and temporary road for detour granted by Francis F. Collings, etux, to County of Atlantic by Deed dated February 25th, 1941 and recorded February 26th, 1941 in Book 1115, page 302.

AND ALSO excepting therefrom the portion thereof conveyed by Francis F. Collings, etux, to State of New Jersey, by Deed dated September 25, 1941 and recorded September 30th, 1941 in Book 1123, page 236 for widening Twelfth Street and such slope and drainage rights necessary.

BEING the same lands and premises which, inter alia, became vested in Collings' Lakes, Inc. by Deed from David Miller, etux, dated August 11th, 1952 and recorded October 8th, 1952 in Book 1610, page 292.

TRACT #14

DESIGNATED ON PLAN OF WEYMOUTH FARM AND AGRICULTURAL COMPANY, FILED, AS LOTS 1128, 1129, and 1130.

EXCEPTING, however, thereout and therefrom all such portion thereof shown on Map of Collings Lakes, Section 10, filed December 30th, 1953, No. 1083.

BEING the same lands and premises which vested in Collings' Lakes, Inc., by Deed from Arthur B. Calvin, etux, dated September 4th, 1953 and recorded September 21st, 1953 in Book 1660, page 120.

TRACT #15

Situate partly in the Borough of Folsom, County of Atlantic, partly in the Township of Bama Vista, County of Atlantic, partly in the Township of Monroe, County of Gloucester; and partly in the Township of Winslow, County of Camden and State of New Jersey, bounded and described as follows:

DESIGNATED on Plan of Weymouth Farm and Agricultural Company, filed, as Lots 1090, 1164, 1165, 1166, 1197, 1198, 1199, 1225, 1226, 1227, 1245, 1246, 1247, 1248, 1249, 1250, 1263, 1264, 1269, 1270, 1277, 1278, 1284, 1287, 1288 and the Northwesterly portions of Lots 1223, and 1224 on said Plan situate in Monroe Township, Gloucester County and in Winslow Township, Camden County.

EXCEPTING, however, thereout and therefrom all lands, lots and areas as shown and bounded on Maps of Collings' Lakes, Sections 1, 2, 3, 3-A, 4, 5, 6 and 10, and also excepting all portions of Lake beds as shown on said Maps of Collings' Lakes, Sections 1, 3-A, 4 and 5, and also excepting certain lots located on Cains Mill Road known and designated as Lots 221, 222, 223, 224, 225, 226, 227, 228 and 229 on a so-called "Overall Map" of Collings' Lakes, made by Adams & Rehmann, February, 1955.

ALSO excepting the 90 feet wide strip of land (Black Horse Pike) conveyed by Francis F. Collings, et ux, to State of New Jersey, by Deed dated August 6, 1941 and recorded August 12, 1941 in Book 1122, page 188, and such slope rights and drainage rights necessary.

ALSO excepting from Lot 1284 the following described premises:

BEGINNING at a point in the center of 17th Street, said point being South 50 degrees 2 minutes West, 660 feet from the point of intersection of the center lines of 17th Street and Fifth Road and being a curve common to Lots 1283 and 1284, as shown on Plan of Weymouth Farm and Agricultural Company, filed; and extending thence

- (1) South 39 degrees 58 minutes East, along line of Lots 1283, 1284, a distance of 1149.3 feet to a point in the Northeastly line of the Black Horse Pike; thence
- (2) By the same, North 60 degrees 10 minutes West, 981.54 feet to the Society line being the Westerly boundary of said Weymouth Farm and Agricultural Company; thence
- (3) By said Society line, North 7 degrees 50 minutes West, 268.57 feet to a point in the center line of 17th Street; thence
- (4) By the center of 17th Street, North 50 degrees 2 minutes East, 197.08 feet to the point and place of beginning.

CONTAINING 4.98 acres, more or less.

ALSO excepting from Lots 1269, 1270, and 1284 the following described premises:

BEGINNING at a point at the intersection of the Southwesterly line of Black Horse Pike with the Northwesterly line of the Central Railroad of New Jersey; and extending thence

- (1) Southwestwardly, along said line of the Central Railroad of New Jersey, 1425.6 feet, more or less, to point in line dividing lots 1252 and 1253 as shown on Plan of lots of Weymouth Farm and Agricultural Company; thence
- (2) Northwestwardly, along said line dividing lots 1252 and 1253, a distance of 336 feet, more or less, to the center of 16th Street; thence
- (3) Southwestwardly, along the center of 16th Street, 1144 feet, more or less, to a point in the Society line; thence
- (4) Northwestwardly, along said Society line, 2614 feet, more or less to a point in the center of Black Horse Pike; thence
- (5) By same, Southeastwardly, 2483 feet, more or less, to said line of Central Railroad of New Jersey and the point and place of beginning.

ALSO excepting thereout a right of way for railroad purposes granted to Albert E. O'Brien by William C. May, et al, dated October 10, 1885 and recorded at Camden County November 25, 1885, in Book 120, page 515, and also excepting a right of way granted by Charles S. King to Western Union Telegraph Company, dated May 4, 1904 and recorded at Camden County February 19, 1906 in Book 303, page 87.

ALSO excepting thereout lands conveyed by Francis F. Collings to State of New Jersey for highway purposes (Black Horse Pike).

BEING the same lands and premises which, inter alia, became vested in Collings' Lakes, Inc. by Deed from David Miller, et ux, dated August 11, 1952 and recorded October 8, 1952 in Atlantic County in Book 1610, page 292; in Gloucester County on October 25, 1952 in Book 726, page 349 and in Camden County on November 13, 1952 in Book 1696, page 281.

SUBJECT, HOWEVER, to the following mortgages:

- (a) That certain mortgage executed by David Miller and his wife, Malou, to Francis F. Collings dated July 14, 1952, and recorded July 23, 1952 in Book 1002, page 404 in the Atlantic County Clerk's Office.

Cancel

(b) That certain mortgage executed by George Rammer to John Trescher and Eloise R. Trescher, his wife, dated July 15, 1954 and recorded July 22, 1954 in Book 1080, page 443 in the Atlantic County Clerk's Office.

WHICH mortgages the grantee herein expressly assumes and agrees to pay. The seller, by the execution of this deed, hereby represents and warrants that there is a balance due on the Collings mortgage aforesaid of \$29,650.00, and that there is a balance due on the Trescher mortgage aforesaid of \$4,050.00. The grantee herein expressly agrees to assume the aforesaid mortgages and to pay the entire sums due thereon, despite the fact that the lien of the said mortgages covers lands in addition to those lands conveyed herein.

EXCEPTING therefrom, from all the above described tracts, that certain piece, parcel or strip of land, if any, forty-one (41) feet in depth constituting the frontage of any of the said lots or lands along the North side of Black Horse Pike.

SUBJECT HOWEVER to the restriction and covenant, which restriction and covenant shall be construed as running with the land, that none of the lands herein conveyed shall ever be used for other than residential purposes with the exception of those lots, lands, or portions of any lots or lands herein conveyed which front on the Black Horse Pike; it being understood that this exception shall apply to the entirety of any lot or lots fronting on the Black Horse Pike despite the fact that a certain portion of said lot or lots may have been excepted from the lands conveyed hereunder by the previous paragraph of this conveyance.

AND PROVIDED FURTHER that the within grantor, by the execution of this deed does hereby agree and covenant for itself, its successors and assigns, that it, its successors and assigns will never exercise any right that it, or its successors or assigns may have to cancel, alter, modify or amend any restrictions, conditions, covenants or reservations heretofore imposed by it in any conveyance heretofore made by it without the written consent of the within grantee.

AND PROVIDED FURTHER that it is the intention of the within grantor to convey only those lots in the filed sections of Collings' Lakes, which are specifically enumerated herein and in the event that any of the tracts herein described by metes and bounds encroach on or include any lots in the filed sections of Collings' Lakes not specifically enumerated herein, title to said lots or portions thereof shall not pass under this conveyance.



Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof; And Also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances.

To Have and to Hold the said premises, with all and singular the appurtenances, unto the said party of the second part, his ^{executors, administrators} heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his ^{executors, administrators} heirs and assigns forever.

In Witness Whereof, the said party of the first part by its ~~heretofore~~ ^{now} caused these presents to be signed by its corporate officers and its seal to be hereunto affixed.

the day and year first above written.

1. Definitions in red made before execution.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

ATTEST:

Daniel Miller
Secretary

COLLINGS' LAKES, INC.

By George Rammer
George Rammer President

STATE OF NEW JERSEY
COUNTY OF ATLANTIC

Be it Remembered, that on this 24th day of January
in the year of our Lord one thousand nine hundred and
a Notary Public of New Jersey
personally appeared David Miller

who being by me duly sworn, on his oath saith, that he is the Secretary
of
Collings' Lakes Inc., a New Jersey Corporation
the grantor within named, and that George Rammer is the

President; that deponent knows the common or corporate seal of said grantor and that the seal
annexed to the within Deed or Conveyance is such common or corporate seal; that the said Deed or
Conveyance was signed by the said President and the seal of said grantor affixed thereto in the
presence of deponent; that said Deed or Conveyance was signed, sealed and delivered as and for the
voluntary act and deed of said grantor for the uses and purposes therein expressed, pursuant to a
resolution of the Board of Directors of said grantor; and at the execution thereof this deponent subscribed
his name thereto as witness.

Sworn and Subscribed the
day and year aforesaid

David Miller
David Miller

In compliance with statute I have
presented an abstract of the within
to all assessors of the taxing dis-
trict therein mentioned.

WILLIAM A. ELAIR, Clerk

LAWRENCE M. PERSE
Notary Public of New Jersey
My Comm. Expires 12/3/58

Notary and Subscribed, or Copy (193)

App. No. 562149

11/24/56

9-600

2739

DEED

TO

COLLINGS' LAKES, INC., a corpo-

ration of the State of New Jersey

FRANK ADAMUCCI, a married man, of

the City of Margate, County of

Atlantic, and State of New Jersey

CHELSEA TITLE GUARANTEE CO.
BOARDWALK BANK BUILDING ATLANTIC CITY

Dated..... 1956

Received in the..... Clerk's

office of the County of..... Atlantic

on the..... 24th..... day of..... January

A. D. 1956 at..... 9:00..... o'clock in

the..... fore..... noon, and recorded in

Book..... 1789..... of DEEDS for

said County, on page..... 92. 44c.....

William A. Elair

CLERK

ATLANTIC CITY, NEW JERSEY

121 ATLANTIC AVENUE

ATLANTIC CITY, N. J. 08401

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1956 JAN 24

who I am satisfied
acknowledged that
signed, sealed and delivered the same as
the grantor mentioned in the above deed or conveyance and
personally appeared
in the year of our Lord one thousand nine hundred and
thirty six, that on this
day of
before me

STATE OF
COUNTY OF

622
Shirley
Candler
12-60-52

WHEREAS, by a deed of conveyance dated January 25, 1955, and recorded in Atlantic County Clerk's office in Book 1734 of Deeds, page 55, Collings' Lakes, Inc., a corporation of the State of New Jersey, conveyed to Crystal Lake Hills, a corporation of the State of New Jersey, certain lands and premises situate in the Township of Buena Vista, Atlantic County, New Jersey, and described in said deed, and

WHEREAS said conveyance was made subject to certain conditions and restrictions set out in said deed, and it is the desire of said parties to change certain of said conditions and restrictions:

NOW, THEREFORE, this agreement made this 18th day of March, 1955, between said Collings' Lakes, Inc., party of the first part, and Crystal Lake Hills, party of the second part, WITNESSETH that said parties do hereby agree that the conditions and restrictions set out in the above mentioned deed of conveyance shall be and they are hereby changed to read as follows:

WHEREAS, to benefit the owners of the dwellings hereinafter to be constructed, Collings' Lakes desires to place certain restrictions and covenants on the said lots, tracts and parcels of land:

NOW, THEREFORE, Collings' Lakes, Inc., a corporation of the State of New Jersey, does hereby declare, make known and covenant for itself, its successors and assigns, that herein and hereby it does subject the aforesaid premises to the following covenants and restrictions; these restrictions and covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date hereof, at which time said covenants shall be automatically extended for periods of ten years unless otherwise terminated by Collings' Lakes, its successors or assigns.

1. The land hereby conveyed shall be used only for the purpose of a private single family residence and appropriate uses accessory thereto. No building shall be erected thereon, except

a private single dwelling house and garage appurtenant thereto, and no such garage may be erected except simultaneously with or subsequent to erection of the residence. No building, fence or other structure shall be erected or altered unless the plans, specifications, including color scheme, and plot plan therefor are submitted to and formally approved in writing by the Grantor, its successors or assigns, and a copy of such plans, specifications and plot plan, as so approved, shall be permanently filed with the Grantor, its successors or assigns before any work is begun. No privies or outside toilet facilities shall be constructed or maintained on any lot, and any sewage disposal system shall be of a type approved or recommended by the State and Local Department of Health. All plumbing and drains must be connected with water tight septic tanks of approved construction. No leeching pit or leeching lines shall be placed within 75 feet of the shore line or any water supply. No sign of any description may be erected or placed on any portion of the land without the express written approval of Grantor, its successors or assigns. No tent, trailer or out-building shall ever be erected or maintained on the tract, and no garage or basement shall at any time be used as a temporary or permanent residence. Any structure approved by the Grantor, its successors or assigns, shall be completed within six months from the date of approval.

2. No dwelling shall be permitted on any lot at a cost of less than \$6000. based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet for a one story dwelling, nor less than 550 square

feet for a dwelling of more than one story.

3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 40 feet to the front lot line, or nearer than 25 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 25 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot farther than 45 feet from the front lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

4. No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

5. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

7. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

8. No individual water-supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of State public health authority. Approval of such system as

installed shall be obtained from such authority.

9. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

10. No business or occupation of any kind, other than home practice of a physician, may at any time be carried on or permitted upon the said land.

11. No animals, except household pets, shall be kept or maintained on any part of said property. The term "household pets" is to include only dogs, cats and caged birds kept within the residence. No pigeons or other fowl and no kenneled or caged animals of any kind shall be permitted.

12. The Grantor reserves to itself, its successors, licensees and assigns an easement or right-of-way over a strip of ground ten feet in width along the side, front and rear outlines, of the lot or lots hereby conveyed, for the purpose of installation or maintenance of public utilities, including but not limited to gas, water, electricity, telephone, drainage and sewage and any appurtenance to the supply lines therefor, including guy wires, transformers, meters, etc., by overhead transmission lines or underground installation, including the right to remove and/or trim trees, shrubs and plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when any

public or private authority or utility company may desire to serve said lots with no obligation to Grantor to supply such services.

13. Each lot hereinbefore referred to shall be subject to an annual charge of forty-eight dollars (\$48.00), and the Grantees, his, her, their or its heirs, successors, executors, administrators and assigns, agree to pay to the Grantor, its successors and assigns, the sum of forty-eight dollars (\$48.00) for each lot annually, in advance, on the first day of each year or such other day as Grantor, its successors or assigns, shall designate hereafter, for beach, lakes, rivers, parking areas, boat landing and playground privileges, whether or not such privileges are exercised. The title in fee simple to land designated as beaches, lakes, rivers, parking areas, boat landings and playgrounds is to be retained by the Grantor, its successors and assigns, and the Grantee, his, her, their or its heirs, successors, executors, administrators and assigns, shall be subject to the Grantor's, its successors and assigns, rules and regulations now in force, or which may from time to time be made by the Grantor, its successors and assigns. It is expressly agreed that said charge shall constitute a debt which the Grantor, its successors or assigns, may collect by suit in any court of competent jurisdiction, and upon the passing of title to any of the land included in said tract, the owner or owners from time of acquiring title thereto, shall be held to have covenanted and agreed to pay Grantor, its successors or assigns, the aforementioned annual \$48. charge; the said charge shall likewise constitute and be a first and prior lien on premises referred to herein, subject only to the lien of any real estate taxes, municipal water or sewer rents (if any), government-insured mortgages, or any other bona fide first mortgage which may hereafter be created or which may now exist thereon.

The Grantor, its successors and assigns, shall be the owner of said charge, debt or lien for the beach, lakes, rivers, parking areas, boat landing and playground privileges, and shall each spring

and autumn clear the playgrounds, beaches, parking areas and boat landings, and the woods immediately bordering thereon, to the end that reasonable usage and appearance of same will be maintained. Grantee, for himself, herself, themselves, or itself, his, her, their or its heirs, successors, executors, administrators and assigns, covenants and agrees that his right to use said beaches, lakes, rivers, parking areas, boat landings and playgrounds shall be subject to the rules and regulations which may from time to time be promulgated with reference thereto, and vests Grantor, its successors and assigns with the power to deprive any persons, including Grantee, members of his, her or their families, his, her, their or its heirs, successors, executors, administrators and assigns, of the use of such beaches, lakes, rivers, parking areas, boat landings and playgrounds, temporarily or permanently, for failure to comply with such rules and regulations.

14. If this lot, or lots of ground, border on water, the lots or lot of ground conveyed shall be only such lands as are included within the description by metes and bounds, or as described by lot number to be limited and shall not include the land and bed of the water or any part thereof, or the water above such land and bed. It is not intended to convey any riparian rights.

15. No motor boat or boat with auxiliary motor attached shall be used, operated or maintained on the lakes and rivers.

16. Failure to impose or enforce for any reason any restrictions, condition, covenant or agreement herein contained, shall in no event be deemed a waiver of a right to do so thereafter, as to the same breach or as to one occurring prior or subsequently thereto, and invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect, and any written approval by the Grantor, its successors and assigns, of any act, shall be subject to any Municipal, County, State or Federal rules, regulations or laws.

17. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Masculine pronouns whenever used herein shall include the feminine, and the singular number whenever used shall include the plural.

It is further agreed by the party of the first part that the purchase money mortgage given to it by the party of the second part, dated January 23, 1955, and recorded in Atlantic County Clerk's office, shall be subject to the change of conditions and restrictions as herein agreed upon.

IN WITNESS WHEREOF, the said parties have caused these presents to be signed by their proper officers and sealed with their respective corporate seals, the day and year first above written.

Signed, sealed and delivered : COLLINGS' LAKES, INC.,
in the presence of :

Attest: *David Miller* : *George Rammer*
Secretary : President

Attest: *Rose Adenucci* : *Frank Rammer*
SECRETARY : President

STATE OF NEW JERSEY :
COUNTY OF CAMDEN :

Be it remembered that on this 18th day of March, in the year of our Lord one thousand nine hundred and fifty-five, before me, the undersigned authority, personally appeared David Miller, who being by me duly sworn, on his oath says, that he is the Secretary of Collings' Lakes, Inc., the grantor within named, and that George Rammer is the President; that deponent knows the common or corporate seal of said grantor and that the seal annexed to the within agreement is such common or corporate seal; that the

BOOK 1746 PAGE 213

said agreement was signed by the said George Rammer and the seal of said grantor affixed thereto in the presence of deponent; that said agreement was signed, sealed and delivered as and for the voluntary act and deed of said grantor for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said grantor; and at the execution thereof, this deponent subscribed his name thereto as witness.

Sworn and subscribed the :
day and year :
aforesaid :

Edward G. Heath :
attorney at law of :
New Jersey. :

David Miller
David Miller



Co. Clk. chg. & not be

J. A. Oliver
CLERK

Received April 23rd 1955 at
9 A. M. and recorded in the
Clerk's office of Atlantic County
at Mays Landing, N. J. in Book
of Deeds
No. 1746 Page 206 &c

Crystal Lake Mills

and

Between
Collings' Lakes, Inc.
9-3-1955

650-61097
651-21072
27655

VT 5312
INF 2341
UT 9971