

Prepared by:



CORY J. GILMAN, ESQUIRE

**PROPOSED AMENDMENT TO MASTER DEED OF THE  
HOLLY LAKE CAMPGROUND, A CONDOMINIUM**

**Dated October 15, 1987, Recorded on October 15, 1987 in Deed  
Book 1713, Page 136 and as First Amended January 6, 1988,**

**Recorded on January 11, 1988 in Deed Book 1724, Page 543 and as Second Amended  
March 15, 1989, Recorded on March 17, 1989 in Deed Book 1886, Page 145 and as Third  
Amended September 13, 1989, Recorded on September 14, 1989 in Deed Book 1962, Page  
280 and as Fourth Amended September 30, 1991, Recorded on September 30, 1991 in Deed  
Book 2187, Page 320 and as Fifth Amendment March 12, 1994, Recorded on March 14,  
1994 in Deed Book 2445, Page 217 and as Sixth Amended September 7, 1996, Recorded on  
November 25, 1996 in Deed Book 2692, Page 701 and as Seventh Amended September 7,  
1996, Recorded on January 23, 1997 in Deed Book 2698, Page 852 and as Eighth Amended  
February 15, 2006, Recorded on February 15, 2006 in Deed Book 3215, Page 600 and as  
Ninth Amended February 15, 2006, Recorded on February 15, 2006 in Deed Book 3215,  
Page 615 and as Tenth Amended September 23, 2006, Recorded on September 25, 2006 in  
Deed Book 3252, Page 977 and as Eleventh Amended July 7, 2007, Recorded on July 9,  
2007 in Deed Book 3298, Page 286.**

WHEREAS, the Master Deed of the HOLLY LAKE CAMPGROUND, A CONDOMINIUM, by HOLLY LAKE CAMPGROUND CONDOMINIUM ASSOCIATION, INC., and the Amendment(s) thereto were recorded by the Clerk of the County of Cape May as aforesaid; and

WHEREAS, the HOLLY LAKE CAMPGROUND CONDOMINIUM ASSOCIATION, INC., desires to amend certain provisions of the Master Deed and/or its exhibits;

NOW THEREFORE, the Master Deed and/or its exhibits, naming the Rules and Regulations, are hereby modified and/or amended as follows:

Article XIII.

5. The only Unit that may be installed on a site at Holly Lake must be a Certified Park Model Mobile Home, not to exceed 400 square feet of living area. All Units must have an Add-on Structure to be constructed of manufactured aluminum or standard wood framing to resemble a typical Florida Room style screen/window enclosure, not to exceed the overall length of the Unit. All Lots may have one detached shed structure, manufactured of wood, vinyl or PVC; not to exceed 56 square feet and one story in height. An official request must be submitted and official approval must be obtained prior to any exterior alterations. This request along with a schedule for the start and completion must be submitted to the Condominium Manager and/or Architectural Committee for review and approval. All improvements or alterations performed on the property must be in accordance with State and Township building codes, setbacks, requirements, sanitary and fire code, etc. The Board of Directors will be the final decision-making body concerning all requests and will

retain the authority to grant reasonable exceptions when necessary. Visual obstructions as well as tree removal and replacement will be strong factors in the review process.

#### **A. Units**

Existing Units may be replaced with conforming Certified Park Model Units. Units may be remodeled or rebuilt with standard wood framing. All Units must remain in the existing footprint and must resemble a typical "Holly Lake" Unit. Units may have 8 foot high walls with the roofing of an architectural shingled or metal surface, not to exceed a single-slope pitch of 4/12. All Units must have the tongue removed and be adequately and completely skirted with a manufactured vinyl material. There shall be no bare wood surfaces on Unit exteriors, including windows and doors. Remodeled or rebuilt Units may slightly increase in size due to reasonable building code allowances and must have a roof overhang on the three exterior sides. No Unit shall be more than 35 feet in length. A maximum of 1 add-on air conditioning unit may be installed in the roof or rear window of the Unit. External, on-demand, hot water heaters are permitted on the rear exterior wall of the unit. All Unit wheels must be within 6 inches of the ground surface. A roof-over type structure may be installed over the Unit and constructed of wood with the roofing of an architectural shingled or metal surface, not to exceed a single-slope pitch of 4/12 and not increase the overall height of the Unit by more than 1 foot, which may be connected to the same installation above the Add-on Structure.

#### **B. Add-on Structure**

Existing Add-on Structures may be remodeled or rebuilt with standard wood framing. New Add-on Structures may be constructed on an approved trailer-type frame. All Add-on Structures with a roofing composition constructed of wood must have an architectural shingled or metal surface, not to exceed a single-slope pitch of 4/12. A minimum pitch will be designated for the roofing of all Add-on Structures constructed of wood and joined to a trailer-style or loft-style Unit, which may affect wall height. Add-on Structures may have 8 foot high walls, of which, a majority of the wall area must have windows installed. There shall be no bare wood surfaces on Add-on Structure exteriors, including windows and doors. All Add-on Structures must be adequately and completely skirted with a manufactured vinyl material. The minimum width of an Add-on Structure shall be 8 feet and must have a roof overhang on the three exterior sides. All Add-on Structures are permitted to be up to 12 feet in width if there is a minimum distance of 12 feet from the outside edge of the structure to the respective side property line, otherwise, a structure up to 10 feet wide is permissible. A maximum of one wall-mounted add-on air conditioning unit may be installed in the Add-on Structure, in the rear wall only. Roof overlay on Add-on Structures may consist of asphalt sheeting, vinyl, metal or fiberglass roofing materials and must be properly attached with all edges wrapped with aluminum or vinyl and cannot increase the overall height by more than 4 inches. A roof-over type structure may be installed over the Add-on Structure and constructed of wood with the roofing of an architectural shingled or metal surface, not to exceed a single-slope pitch of 4/12 and not increase the overall height of the Add-on Structure by more than 1 foot, which may be connected to the same installation above the Unit. All wooden supporting members of roof over type structure must be clad in a metal or vinyl material.

### **C. Decks**

All Lots are permitted to have one elevated Deck area attached to one end of the Unit, not to exceed the overall width of the Unit and the Add-on Structure. All Decks are permitted to have a depth of up to 8 feet. A depth of more than 8 feet up to a maximum of 10 feet is permitted if two normal sized passenger vehicles can be parked within the Lot and there is a minimum distance of 8 feet from the outside edge of the Deck to the street-side or front property line. Decks may be constructed of various forms of lumber to include composite materials. A railing must be installed around the outside edge of all elevated Decks, with the composition of the body of the railing to consist of traditional pickets. All elevated Decks must be adequately and completely skirted with a manufactured vinyl material. Handicap access will be built into the body of the deck in accordance with these restrictions where possible.

### **D. Lots**

All Lots, including all items and installations within the Lot, shall be kept in a clean and tidy condition, free of weeds, leaves, algae, mold, clutter, trash, construction materials, etc. All Lots shall be adequately landscaped to include stone in driveways, mulch in planting beds, pruning of shrubs and trees, etc. No personal items or installations, not to include propane tanks, HVAC units and existing sheds, shall be located within two feet of a property line. Hot tubs or any type of appliance, excluding traditional barbecue grills, are not permitted within the Lot. Permanent tent, gazebo, canopy or screen room structures are not permitted within the Lot while temporary installations may be permitted upon request on a short term basis, weather permitting. Fencing of any nature is not permitted on Lots. Previously installed and Developer or Association approved fencing must be removed once the existing fence is in a state of disrepair.

### **E. Awnings**

Traditional canvas Awnings can be installed over all windows and doors of the Unit and Add-on Structure. Traditional canvas Awnings can be installed over a Deck on one end of the Unit, not to exceed the overall dimensions of the Deck by more than 1 foot in any direction and to follow the existing roof line with the face of the awning to be a gable end, not to exceed the total height of existing structures by more than 2 feet. A manufactured aluminum style alternate Awning is permitted over a deck, in accordance with canvas Awning restrictions. The normal roof line of a Unit or roof-over structure, constructed of wood with the same roofing composition as the Unit, and an Add-on Structure, made of the same materials as the Add-on Structure with the same roofing composition, can be extended over a deck, in accordance with alternate and canvas Awning restrictions, if all roof surfaces have a seamless transition. An alternate Awning of this nature must be a stand-alone structure, by itself or in conjunction with a roof-over structure and properly engineered. The underside and gable interior of an alternate Awning, constructed of wood, must be adequately and completely covered with a metal or vinyl soffit material. Drop-down fabric or fiberglass screen panels are permitted under the body of an Awning if a visual obstruction is not created. Traditional patio style furniture is permitted under an Awning installation. No other form of interior furniture or appliance is permitted on the exterior or under an Awning.

**F. Project Responsibilities**

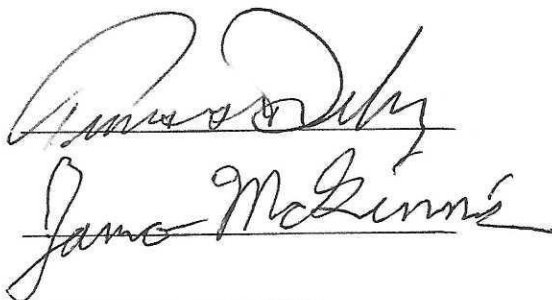
The property owner will be responsible for any utility issues and connections, to include water, sewer, propane, electric, cable and telephone; in general and in conjunction with any and all construction, remodeling or installation projects. The property owner will be responsible to correct any and all damages or issues created to their property or any other neighboring property or common area during the course of all construction, remodeling or installation projects. The property owner will be responsible for obtaining any necessary permits required by the Township for any work to be done on the property. A schedule for the start and completion of all major projects, to include Unit or Add-on Structure replacement, shall be implemented and adhered to. The schedule for these types of major projects shall not take place or overlap during the months of June, July and August. Once a major project has begun on the property, use and over-night stay is prohibited until the final Township and Association inspection has been completed and approved. The project must be fully completed to include all aspects of the original request and utility connections prior to scheduling the final Association inspection by the Condominium Manager and/or Architectural Committee. No tents, vehicles or recreational vehicles of any kind will be permitted on the Lot during a major project. The property owner is responsible to supply to the Association, any insurance certifications or home improvement contractor licensing from their contractor for any substantial projects.

All other terms and provisions of said Master Deed shall remain unchanged and in full force and effect.



This Amendment being authorized by the affirmative vote of 82% of all unit owners, following written notice to all unit owners concerning this proposed Amendment and said 82% vote specifically authorizing and directing the President and Secretary of the Association to effectuate this Amendment through execution by the President and Secretary of the Association, followed by recording of the within document, the Clerk of the County of Cape May is hereby authorized to record the within amendment to the Master Deed of the HOLLY LAKE CAMPGROUND CONDOMINIUM ASSOCIATION, INC.

IN WITNESS WHEREOF, the President and Secretary of the Association, have hereunto set their hands effective this 21<sup>st</sup> day of October, 2017.

Witness:

  
James McKinne

HOLLY LAKE CAMPGROUND  
CONDOMINIUM ASSOCIATION, INC.

By  Pres.  
By  Sec.


STATE OF NEW JERSEY,

COUNTY OF CAPE MAY

SS:

I CERTIFY that on October 21, 2017 CHERYL CASALINO and WILLIAM BECKER personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this document as President and Secretary of HOLLY LAKE CAMPGROUND CONDOMINIUM ASSOCIATION, Inc., the Corporation named in this document;
- (b) this document was signed and made by the Corporation as its voluntary act and deed by virtue of authority from its Board of Directors.

  
Notary Public

**PATRICIA A. SMITH**  
**NOTARY PUBLIC OF NEW JERSEY**  
**I.D. # 2431784**  
**My Commission Expires 3/26/2018**