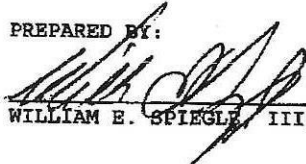


*Revised 11/25/96*

PREPARED BY:

  
WILLIAM E. SPIEGLE, III, ESQUIRE

SIXTH AMENDMENT TO MASTER DEED CREATING  
AND ESTABLISHING HOLLY LAKE CAMPGROUND, A CONDOMINIUM

This is the Sixth Amendment to the Master Deed of Holly Lake Campground, a New Jersey Partnership, by its managing partner, EDSON F. ROBERTSON, of 478 Shore Road, Clermont, Township of Middle, County of Cape May, New Jersey;

WHEREAS, on October 15, 1987, Holly Lake Campground, a Partnership filed a Master Deed creating and establishing Holly Lake Campground, a Condominium, which Deed was recorded October 15, 1987 in the Clerk's Office of Cape May County in Deed Book 1713, page 136; and

WHEREAS, on January 11, 1988, Holly Lake Campground, a Partnership, filed a First Amendment to Master Deed creating and establishing Holly Lake Campground, a Condominium which Amendment was recorded January 11, 1988 in the Clerk's Office of Cape May County in Deed Book 1724, page 543; and

WHEREAS, on March 15, 1989, Holly Lake Campground, a Partnership, executed a Second Amendment to Master Deed creating and establishing Holly Lake Campground, a Condominium which Amendment was recorded March 17, 1989 in the Clerk's Office of Cape May County in Deed Book 1886, page 145; and

WHEREAS, on September 13, 1989, Holly Lake Campground, a Partnership, executed a Third Amendment to Master Deed creating and

DB2692P0701

establishing Holly Lake Campground, a condominium which Amendment was recorded September 14, 1989 in the Clerk's Office of Cape May County in Deed Book 1962, page 280; and

WHEREAS, on September 30, 1991, Holly Lake Campground, a Partnership, executed a Fourth Amendment to Master Deed creating and establishing Holly Lake Campground, a Condominium which Amendment was recorded September 30, 1991 in the Clerk's Office of Cape May County in Deed Book 2187, page 320; and

WHEREAS, on March 12, 1994, Holly Lake Campground a Partnership, filed a Fifth Amendment to Master Deed creating and establishing Holly Lake Campground, a Condominium which Amendment was recorded March 14, 1994, in the Clerk's Office of Cape May County in Deed Book 2445, page 217; and

WHEREAS, the Department of Community Affairs wishes Paragraph 2B. of the Master Deed to be reconciled with the New Jersey Public Offering Statement, specifically as to improvements; and

WHEREAS, said Master Deed at Page 17 specifies that the Grantor may amend the Master Deed without the need for joinder by any other parties to reflect an alteration of design and layout of the units, including the division of combinations as long as, (1) Grantor owns the units altered, ( 2) allocates the proportional interest of any combined unit among the units or units resulting therefrom, ( 3 ) and no augmentation results in the area or cost to the common elements; and

WHEREAS, Conditions 1, 2 and 3 of Paragraph 17 have been met, this Master Deed is amended accordingly:

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1. Paragraph 2B. of the Master Deed will be deleted and in its place will appear the new paragraph B,

2B. The improvements to be constructed thereon shall consist of 342 camp lots improved with electric service, water and a septic sewer system, beach area, lake, two bath houses, and recreation building which will cover approximately 46 acres of the ground comprising the land ( the improvements ). The property is more fully described in a survey and plans hereinafter referred to as the condominium plans, which are attached hereto and made a part hereof as Exhibit B and as amended with additional amendment and supplements.

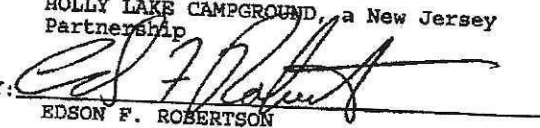
2. Paragraph 6K of the Master Deed as to the Adult Section of the Campground is unenforceable.

3. Except as amended by the First, Second, Third, Fourth and Fifth Amendments and thereafter by the Sixth Amendment, the Master Deed is filed on October 15, 1987, and the Amendments filed on January 11, 1988; March 17, 1989; September 14, 1989; September 30, 1991; March 14, 1994 and ratified and reaffirmed as though re-executed and recorded at this time.

IN WITNESS WHEREOF, the Grantors have executed this Sixth Amendment to the Master Deed the date and year first above written.

HOLLY LAKE CAMPGROUND, a New Jersey  
Partnership

BY:

  
EDSON F. ROBERTSON


DB2692P0703

STATE OF NEW JERSEY

COUNTY OF CAPE MAY

ss.

I certify that on September 7, 1996, Edson F. Robertson, Managing Partner for Holly Lake Campground, a New Jersey Partnership, personally came before me and acknowledge that under oath, to my satisfaction, that this person: (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his act and deed; and (c) made this Deed for one dollar and no cents (\$1.00) as the full and actual consideration paid upon the transfer of title.

  
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Attorney at Law of New Jersey  
WILLIAM E SPIEGLER III

Holly Lake Campground  
PO Box 304  
Dennisville NJ 08041-0304

  
COUNTY CLERK

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