



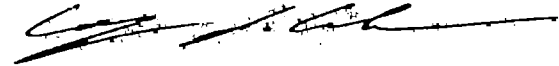
Cape May County Document Summary Sheet

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CAPE MAY COUNTY CLERK PO BOX 5000 7 NORTH MAIN STREET CAPE MAY COURT HOUSE NJ 08210-5000		Return Name and Address Cory Gilman, Esquire Josephson, Wilkinson & Gilman, PA 2699 Dune Drive Avalon, NJ 08202		Official Use Only	
Submitting Company		Josephson, Wilkinson & Gilman, PA			
Document Date (mm/dd/yyyy)		09/13/2025			
Document Type		Sixteenth Amendment to the Master Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		6			
Consideration Amount (If applicable)					
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)			
	Holly Lake Campground, A Condominium				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)			
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Dennis Township	80	1		70 Lake Drive
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
	Deed	1713	138		10/15/1987
	Deed	4248	989		10/07/2025
DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAPE MAY COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.					

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Prepared by:



CORY J. GILMAN, ESQUIRE

SIXTEENTH 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 and as Twelfth Amended October 21, 2017, Recorded on December 5, 2017 in Deed Book 3765, Page 210, and as Thirteenth Amended April 11, 2021, Recorded on May 3, 2021 in Deed Book 3981, Page 612, and as Fourteenth Amended August 5, 2022, Recorded on September 9, 2022 in Deed Book 4072, Page 285, and as Fifteenth Amended September 13, 2025, Recorded on October 7, 2025 in Deed Book 4246, Page 989.

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 Bylaws, and/or Condominium Rules and Plans including but not limited to, Article XIII of the By-Laws is hereby modified and/or amended as follows:

Article XIII.

5. The only manufactured 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.

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All Lots may have one detached shed structure, manufactured of wood, vinyl or PVC; not to exceed 64 square feet, no larger than 8' in length and no larger than 8' wide, and one story in height. An official Architectural Review Committee Form request must be submitted and an 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 Board of Trustees and/or Architectural Review Committee (ARC) 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. Reconstructed /Remodeled Units (Coach / Trailer)

Existing Units may be replaced with conforming Certified Park Model Units as described above in Paragraph 5. Units may also be remodeled or rebuilt with standard wood framing. The trailer side of the 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 and no more than 24ft wide if setback requirements are met. A maximum of 1 add-on air conditioning unit may be installed in the roof or rear window of the Unit. External Split Air Conditioners are permitted. External on-demand water heaters are permitted on the rear exterior wall of the unit or on a specified area on the side wall if propane tanks interfere with its placement. 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 (a typical Florida Room)

Existing Add-on Structures may be remodeled or rebuilt with standard wood framing. New Add-on Structures may also be constructed on an approved recreational 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 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 will be determined on a case-by-case basis due to the design of the trailer. Add-on Structures may have 8-foot-high walls. A minimum of 3 windows, ranging from a pane measuring 24 to 48" in width and 36 to 72" in height, is to be installed on the length of the structure. 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 10 feet from the outside edge of the structure to the respective side property line, as long as the site can accommodate parking for two vehicles in the front of the unit. 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 main elevated Deck area attached to one end of the Unit, not to exceed the overall width of the Unit and the Add-on Structure. The depth of the main deck must be at least 6 feet but cannot exceed 12 feet and only if two normal sized passenger vehicles can be parked within the Lot. Additionally, there must be a minimum distance of 8 feet from the outside edge of the main deck to the street-side or front property line.

A side deck is defined as a deck attached to the Add-On structure or Florida Room.

A side deck is permitted on corner properties only if the view of others is not obstructed. The depth of a side deck may not exceed 10 feet, not longer than half the unit or 17' and only if there is a minimum distance of 10 feet from the outside edge of the deck to the respective side property line or road and two normal sized passenger vehicles can be parked within the Lot.

All existing rear decks are permitted and grandfathered in. Future requests for a rear deck are permitted only on properties that back up to common ground but cannot extend onto the common property. These decks may not exceed 10' in depth and must have a 2' setback to the common property line. In the event the property line cannot be determined by the Board, then the homeowner must obtain a professional survey.

Existing Decks with handicap accessibility are permitted. Handicap access will be built into the body of the deck in accordance with these restrictions where possible. If modifications to provide accessibility are needed to an existing deck a variance request must be submitted.

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, spindles or vertical balusters. All elevated decks must be adequately and completely skirted with a manufactured vinyl material.

D. Lots /Sites

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 within the lot or on one's property upon request for no more than 15 days, weather permitting. Fencing of any nature is not permitted on Lots. Previously installed and Developer or Association approved fencing can be replaced with ARC Committee approval 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 the Deck, 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 or a Roof Over the deck must be a stand-alone structure, by itself or in conjunction with a roof-over structure and properly engineered. Support Posts must be located within 3" of the edge of the deck. Side overhangs cannot be more than 8 inches from the edge of the deck and front overhang no more than 1 foot from the edge of the deck. 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.

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 percentage required by the By-Laws of the Association, following written notice to all unit owners concerning this proposed Amendment and said 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

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set their hands effective this 13 day of September, 2025.

Witness:

Marie Mural
by [Signature]

HOLLY LAKE CAMPGROUND
CONDOMINIUM ASSOCIATION, INC.

By Nancy Opalka Pres.
By George Gallo Sec.

STATE OF NEW JERSEY,

COUNTY OF CAPE MAY

SS:

I CERTIFY that on September 13th, 2025 Nancy Opalka and George Gallo, 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.

Taylor Davis
Notary Public

