

horticultural workshops, tours and classes, meeting rooms, gazebo and gardens for weddings and photo sessions and camping. It also offers biking trails, cross-country skiing, jogging trails and canoeing and canoe trips at various locations in the County. The Deer Path YMCA has facilities approximately 3 miles from Stanton Ridge which include a full range of fitness equipment and programs, basketball and volleyball courts, scuba instruction, karate instruction, swimming and swim programs for all ages.

Flemington Fair Grounds, site of the annual Flemington Agricultural Fair is within 6 miles of the site. The South Branch of the Raritan River, a stream favored by fishermen, runs through the Township just north of Flemington.

The New Jersey Festival of Ballooning, a three day competitive event, takes place at Solberg Airport, approximately 3 miles from Stanton Ridge.

Bridgewater Commons, one of the largest regional shopping centers in the area (3 major department stores, 160 specialty shops, food court, multiplex cinema) is approximately 10 miles from the site. In Flemington, approximately 6 miles from Stanton Ridge, are numerous shops and several factory outlet shopping villages, including Turntable Junction and Liberty Village. The historic town of Clinton, 6 miles from the site, has a town center with many small, exclusive shops. The Hunterdon County Art Center and the Historical Museum both housed in restored mills on the banks of the Raritan in Clinton, are among the many picturesque sites in the area.

Places of worship of many denominations are well represented within the area. Included are churches for those of the Roman Catholic, Mormon and various Protestant faiths, and several for those of the Jewish faith.

Stanton Ridge will be served by the following utility companies: Jersey Central Power and Light Company will provide electric service; Public Service Electric and Gas Company will provide gas service; United Telephone of New Jersey will provide telephone service. Each Lot owner

shall be responsible for drilling a well for domestic water supply. The Developer is constructing an onsite wastewater treatment facility to be owned and maintained by the Declarant - Developer and thereafter the Association and the Homeowners will be charged through assessments collected through the Association. There are no "hook up" fees for the sewage treatment plant and nor do the utility companies which serve the Development require any additional deposits

from a purchaser. When 75% of the Lots have been sold, the control of the governing board of the Association - i.e. the Board of Trustees, shall pass to the owners of Lots other than the Declarant. Each homeowner shall be responsible for connecting his residence to the wastewater collection and treatment facility. Connections are provided at the edge of the right-of-way in the front of each Lot for other utilities as well as the sanitary sewer lines that traverse through the Development to the wastewater treatment facility.

Cable television service by C-TEC Cable Systems will be made available for residents who desire such service at an additional cost to be charged for said cable television service.

Trash and garbage service is to be arranged by each homeowner privately with any of a number of private haulers servicing the Readington Township area.

The drainage system designed for the Development includes detention basins which are located at strategic points throughout the Development. Certain detention basins are located on homeowner Lots and will be maintained by the golf club and expensed to the Association; other detention basins are located within the golf course - Country Club Areas and Facilities and will be the responsibility of the Country Club to maintain.

Statement of Nature, Type and Capacity of Improvements
to be Installed by the Developer - Declarant

Roads are to be installed for each phase of the Development pursuant to the preliminary subdivision/site plan approvals granted for this Development by the Readington Township Planning Board and any and all other governmental authorities having jurisdiction thereof. They