

DECLARATION OF RESTRICTIONS AND COVENANT TO JOIN  
TAMARAC LAKES ASSOCIATION, INC.

WHEREAS, \_\_\_\_\_ (Homeowner) is/are the fee simple owner(s) of the lands and premises known and designated on the Medford Township Tax Map as Block \_\_\_\_\_ and Lot \_\_\_\_\_ commonly known as \_\_\_\_\_ (the Property); and

WHEREAS, Tamarac Lakes Association, Inc. (TLA) is a corporation organized and existing under the laws of the State of New Jersey; and

WHEREAS, TLA is a homeowner's association charged with the responsibility for, among other things, the maintenance and repair of lakes in Tamarac, maintenance and repair of association open space in Tamarac and to generally provide for the upkeep of common association property values in the Tamarac community and repair of beach areas and recreational facilities; and

WHEREAS, pursuant to a certain Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on December 22, 1981 in Book 2549 of Deeds Page 224, et sec, Tamarac has jurisdiction over the following properties:

Known and designated as Block 3202AG Lots 10 thru 21; Block 3202 AK Lots 37 thru 56; Block 3202AL Lots 10 thru 13 inclusive; as shown on Final Plan of subdivision labeled "Tamarac," Section 11 prepared by Sippel and Masteller Associated, Inc., dated and revised December 19, 1977 and filed in the Burlington County Clerk's Office of December 8, 1978 as Map #03030.

And pursuant to a certain Amendment to the Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on August 14, 1975, Book 1924, Page 284, et seq., Tamarac also has jurisdiction over the following properties:

Those Blocks and Lots known as Block 3202AW, Lot 13 and 17; Block 3202AU, Lots 6, 8, 14, 29, 31, 37, 40; Block 3202AX, Lot 1 and 5; Block 3202AV, Lot 6 and 9, Section 3, Block 3202AS, Lots 13, 14, 16, 17, 18, 19, 20, 21, 22, 23; Block 3202AT, Lots 20, 21, 22, 24, 25, 27, 29, 30, 31, 32, 33, 35; Block 3202 AU, Lot 3 and 4; Block 3202AV, Lot 1; Block 3202 AW, Lots 2, 3, 4, Section 4, Township of Medford, County of Burlington and State of New Jersey.

And pursuant to a certain Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on November 25, 1975, Book 1933, Page 1111, et seq., Tamarac also has jurisdiction over the following properties:

Known and designated as Lots 1 to 18 inclusive, Block 3202-AT; Lots 1 to 12 inclusive, Block 3202-AS; Lots 24 to 26 inclusive, Block 3202-AP, on Plan of Lots Sections 5 and 7; Tamarac, and Lots 1 to 23 inclusive, Block 3202-AP; Lots 1 to 7 inclusive, Block 3202-AQ and Lots 1 to 7 inclusive, Block 3202-AR, on Plan of Lots Sections 6 and 8, Tamarac, Said plans prepared by Stroka and Sippel Associates, Inc., dated March 10, 1975, filed in the Burlington County Clerk's Office on October 8, 1975 as Maps Nos. 02241 and 02242.

And pursuant to a certain Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on July 6, 1979, Book 2235, Page 131, et seq., Tamarac also has jurisdiction over the following properties:

Known and designated as Lots 8 to 10 inclusive, Block 3202AR, as shown on final plan of subdivision labeled "Tamarac", Section 7A, prepared by Sippel and Masteller Associates, Inc., dated March 23, 1979 and filed in the Burlington County Clerk's Office on May 14, 1979 as Map #03129.

And pursuant to a certain Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on December 22, 1981, Book 2549, Page 232, et seq., Tamarac also has jurisdiction over the following properties:

Known and designated as Block 3203 AK; Lots 3 to 22 inclusive, Block 3202 AJ; Lots 1 to 9 inclusive, and Block 3202 AF; Lots 15 to 20 inclusive; as shown in final plan of subdivision labeled "Tamarac", Section Nine prepared by Sippel & Masteller Associates, Inc., dated December 14, 1979 and revised to and filed in the Burlington County Clerk's Office on May 29, 1981 as Map #03496.

And pursuant to a certain Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on May 30, 1978, Book 2057, Page 201, et seq., Tamarac also has jurisdiction over the following properties:

Known and designated as Lots 1 to 14 inclusive, Block 3202-AF; Lots 1 to 9 inclusive, Block 3202AG; Lots 1 to 2 inclusive, Block 3202AK; Lots 1 to 9 inclusive and Lots 14 to 21 inclusive, Block 3202AL; as shown on final plan of subdivision labeled "Tamarac", Section Ten, prepared by Sippel & Masteller Associates, Inc., dated February 2, 1977 and revised to May 5, 1977 and filed in the Burlington County Clerk's Office on July 11, 1977 as Map #02661.

And pursuant to a certain Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on December 22, 1981, Book 2549, Page 224, et seq., Tamarac also has jurisdiction over the following properties:

Known and designated as Block 3207AC Lots 10 thru 21, Block 3202 AK Lots 37 thru 56; Block 3202AL Lots 10 thru 13 inclusive; as shown on Final Plan of subdivision labeled "Tamarac", Section 11 prepared by Sippel and Masteller Associated, Inc. dated and revised December 19, 1977 and filed in the Burlington County Clerk's Office of December 8, 1978 as Map #03030.

And pursuant to a certain Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on October 18, 1979, Book 2281, Page 313, et seq., Tamarac also has jurisdiction over the following properties:

Known and designated as Lot 22, Block 3202-AGREEMENT; Lots 1 to 11 inclusive, Block 3202AW; Lot 10, Block 3202AJ; and Lots 23 to 26 inclusive, Block 3202AK; as shown on final plan of subdivision labeled "Tamarac", Section twelve, prepared by Sippel & Masteller Associated, Inc., dated February 15, 1979 and revised to March 27, 1979 and filed in the Burlington County Clerk's Office on April 2, 1979 as Map #03114.

And pursuant to a certain Declaration of Restrictions recorded in the Clerk's Office of Burlington County at Mount Holly on October 28, 1981, Book 2533, Page 261, et seq., Tamarac also has jurisdiction over the following properties:

Known and designated as Block 3202AG ; Lots 23 to 32 inclusive, and Block 3202AH; Lots 12 to 29 inclusive, as shown on final plan of subdivision labeled "Tamarac", Section Thirteen, prepared by Sippel & Masteller Associated, Inc., dated March 5, 1979 and revised to November 8, 1979 and filed in the Burlington County Clerk's Office on December 18, 1980 as Map #03426.

(Hereinafter collectively referred to as the "Tamarac Mandatory Sections"); and

WHEREAS, property owners in the Tamarac Mandatory Sections are charged with the responsibility of adhering to the terms of the Declaration of Restrictions aforesaid and are required to be dues paying members of the TLA; and

WHEREAS, Homeowner is in a section of Tamarac governed by a Deed Restriction that does not require mandatory membership in TLA; and

WHEREAS, as such, Homeowner does not enjoy and is not entitled to the benefits of the use of the beach facilities, lakes, open space and recreational facilities nor is Homeowner required to pay dues to TLA; and

WHEREAS, it is in the best interest of Homeowner and TLA that Homeowner become a full dues paying member of TLA so that maximum efforts can be pursued towards the upkeep of the lake community and preservation and improvement of property values in Tamarac.

NOW, THEREFORE, Homeowner does hereby declare, make known and covenant for itself, its successors, heirs and assigns that herein and hereby Homeowner does subject the Property hereinbefore described to the following covenants and restrictions; these covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them for as long as the TLA is in existence and functioning for its stated purpose.

1. The Property shall now be bound by all of the terms, restrictions and requirements of the Declaration aforesaid;
2. As such, Homeowner, their successors, heirs and assigns shall:
  - a. be bound by all of the terms, conditions and requirements of the Declaration;
  - b. be entitled to the same use of common area and other facilities such as the beach, lake front and common areas as all other members of Tamarac;
  - c. be required to pay the same dues at the same rates and be subject to the same enforcement and collection practices as all other members of Tamarac;
  - d. be entitled to the same voting privileges and notices and participation in meetings as all other members of Tamarac.
3. As and from the date of execution of this instrument, Homeowner and the Property shall be deemed a part of the Tamarac Declaration as if they were originally incorporated therein from the outset.
4. Homeowner acknowledges and understands that this instrument will be recorded in the Office of the Clerk of Burlington County for the purpose of serving notice of all parties that the Property is now subject to all terms, conditions and requirements of the Declaration.

**Sealed and Delivered**

\_\_\_\_\_  
Date

**Sealed and Delivered**

\_\_\_\_\_  
Date

STATE OF NEW JERSEY  
COUNTY OF \_\_\_\_\_

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ before me the undersigned officer,  
personally appeared \_\_\_\_\_ known to me (or satisfactorily proven)  
to be the person whose name subscribed to the within instrument and acknowledged that he or  
she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF NEW JERSEY  
COUNTY OF \_\_\_\_\_

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ before me the undersigned officer,  
personally appeared \_\_\_\_\_ known to me (or satisfactorily proven)  
to be the person whose name subscribed to the within instrument and acknowledged that he or  
she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public