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931913  
**This Indenture,**

Made the 29th day of April, in the year of our Lord  
One Thousand Nine Hundred and Sixty-six

Between SECKLER and SHEPPERD, INC.  
a corporation of the State of New Jersey  
having its principal office at High Crest,

RECEIVED  
PASSAIC CO. N.J.

1966 MAY -4 AM 11:15

EDWARD J. WOLAK  
REGISTER

in the Township of West Milford County of Passaic  
and State of New Jersey party of the first part;

And HIGH CREST LAKE LODGE,  
a corporation of the State of New Jersey,  
having its principal office at High Crest  
(P.O. - R.D. Butler, N.J.)

in the Township of West Milford County of Passaic  
and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of

-----One (\$1.00) Dollar and other good and valuable consideration-----  
lawful money of the United States of America, to it in hand well and truly paid by the said  
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is  
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and  
paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by  
these presents do<sup>es</sup> give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said  
party of the second part, and to its successors  
and assigns, forever,

all that certain

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being  
in the Township of West Milford County of Passaic  
and State of New Jersey:--

BEGINNING at a point in the northerly line of Northwood Drive said  
point being the southeast corner of a lot owned or formerly owned by  
William Organ as recited in Book of Deeds O 47, page 408 in the Passaic  
County Register's Office, thence running (1) along said line of Northwood  
Drive South 71 degrees 45 minutes 20 seconds West 13.83 feet to the point  
of curvature of a curve to the left having a radius of 225.00 feet; thence  
(2) still along the northerly line of Northwood Drive along said curve an  
arc distance of 134.17 feet to a point in said curve, thence (3) leaving  
said line of Northwood Drive South 83 degrees 55 minutes 10 seconds West  
56.14 feet to the point of curvature of a curve to the right having a  
radius of 516.48 feet, thence (4) along said curve in a westerly direction  
an arc distance of 84.81 feet to the point of tangency of said curve,  
thence (5) North 86 degrees 40 minutes 20 seconds West 250.00 feet, thence  
(6) North 03 degrees 19 minutes 40 seconds East 200.00 feet, thence (7)

TRENTON CITY REGISTER

881-4777 (Director and Clerk of the Sld.)

45 E - 631 - 5A



We it Remembered, that on this \_\_\_\_\_ day of \_\_\_\_\_  
in the year One Thousand Nine Hundred and Sixty-six before me, the subscriber,  
MASTER, SUPERIOR COURT OF NEW JERSEY  
personally appeared

Marion E. Novack

who, being by me duly sworn on her oath, doth depose and make proof to my satisfaction, that she  
is the Secretary of  
Seckler and Shepperd, Inc.,

the grantor named in the within instrument; that Edward A. Novack  
is the Vice-President of said corporation; that the execution, as well as the making  
of this Instrument, has been duly authorized by a proper resolution of the board of directors of said  
corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to  
said Instrument is such corporate seal and was thereto affixed and said Instrument signed and delivered  
by said Vice-President, as and for his voluntary act and deed and as and for the voluntary  
act and deed of said corporation, in presence of deponent, who thereupon subscribed her name thereto  
as witness.

Sworn and subscribed before me,

at West Milford Township, N.J.  
this date aforesaid

*Louis Wallisch Jr.*  
Louis Wallisch Jr.,  
MASTER, SUPERIOR COURT OF NEW JERSEY

*Marion E. Novack*  
Marion E. Novack

931913

# Deed

SECKLER AND SHEPPERD, INC.

TO

HIGH CREST LAKE LODGE

Dated, April 29th, 1966.

Recorded in the Office of  
the County of \_\_\_\_\_, N. J.,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock, in the \_\_\_\_\_  
noon and \_\_\_\_\_  
Recorded in Book \_\_\_\_\_ of DEEDS for  
said County, on page \_\_\_\_\_

WALLISCH & WALLISCH  
181 PROSPECT ST.

*W. Wallisch*  
10.25

State of New Jersey, } ss.:  
County of \_\_\_\_\_

We it Remembered, that on this \_\_\_\_\_ day of \_\_\_\_\_  
in the year One Thousand Nine Hundred and \_\_\_\_\_ before me, the subscriber,



the first part on High Crest Lake Estates as a means of incorporation to and from said premises to the public highway in common with others and a like right.

The above described premises shall be subject to the covenants, which shall be real covenants, and shall attach to and run with the land until January 1, 1999:-

1. Said premises shall be used exclusively as an area for recreation purposes, the erection of a club house or lodge thereon, and community facilities, and for such other lawful purpose as stated in the Certificate of Incorporation of the High Crest Lake Lodge, all of which for the sole and exclusive benefit of persons owning land or property at High Crest Lakes Estates in the Township of West Milford, Passaic County, New Jersey, and for their immediate members of their family, and for no other persons; tenants, lessees, or guests may be granted these privileges by the lodge or association, provided they comply with the rules and regulations imposed by the lodge. The use of said land shall be subject to reasonable rules and regulations, set by the purchaser herein, or lodge, provided such rules and regulations are uniform in application to all property owners at High Crest Lakes Estates.

2. The seller herein reserves unto itself, its successors and assigns, the right to grant the use of said premises aforementioned to such person or persons, to whom it, or its successors or assigns may convey lot or plots at High Crest Lakes Estates, but such right and privilege to be granted shall contain the requirement that such grantee or purchaser shall join and remain in good standing in the High Crest Lake Lodge; the said High Crest Lake Lodge shall accept into membership such purchasers or grantees on the same basis and with the same rights and privileges as held by all other members of the lodge; they shall not be required to pay any initiation fees or dues higher than those charged the members of the lodge.

3. The said premises shall be maintained in as clean and as orderly a fashion as possible; no noxious or anything detrimental or obnoxious to adjacent property owners shall be maintained thereon.

4. No part of any building shall be erected or maintained on said premises within twenty-three (23) feet of the front property line nor within ten feet of the side lines of the property, and on corner plots, no part of any building shall be within twenty-three (23) feet of the side street property line. No part of any building shall be located within ten (10) feet of the rear line.

5. No trade or business of any kind or description shall be carried on, or from or in connection with the said premises or any part thereof by the party of the second part or by any person or persons, by it or their procurement, authority or consent; but this shall not prohibit the lodge from holding money raising affairs on said premises, as are permitted by its Certificate of Incorporation or from maintaining on said premises any refreshment stand or stands, from which food or drinks may be sold.

6. Said premises shall not be used for camping and no person or persons shall be permitted to maintain a tent camp upon said lands at any time.

7. No live stock or fowl shall be kept on any part of the premises.

8. Said premises shall be kept free from any nuisance and from any object or conditions otherwise offensive to the neighborhood or dangerous to the health of the community.

9. No sign (for sale) or other advertisement soliciting a purchaser or any other advertising sign of any kind shall be placed or displayed on said premises.

The written approval of Seckler and Shepperd, Inc. or its successors or assigns must first be obtained before any of the following work is commenced on aforesaid premises.

(a) The making of any excavation or the removal of earth or sand therefrom.

(b) The erection of any building or the making of changes in or to the exterior of any building (including exterior painting).

(c) The construction of a septic tank or comparable sewerage facility disposal.

(d) The cutting or removal of any live timber.

Before any of the aforesaid work is begun two copies of plans therefor shall be delivered to and receipt thereof acknowledged by Seckler & Shepperd Inc., or its successors and assigns.

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premises whereon work is proposed to be done within fifteen days thereafter, approval shall be assumed.

The parties herein understand and agree as follows: should the grantor herein, or its successors and assigns proceed to the subdivision of the remainder of the entire tract of land, out of which the premises herein conveyed is derived, then and in such case, on procuring final subdivision of said land, the grantee herein agrees to re-convey to the grantor herein, or its successors and assigns, at no consideration, a strip of land fifty feet in width, running from Northwood Drive, and along the southerly



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boundary of the premises herein conveyed, to be used as and for a road, to be used in common between the parties hereto, their successors and assigns, there shall be no obligation on the part of the purchaser or grantee other than to re-convey said strip of land, it being not required to contribute towards the construction of said road, together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to hold all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors ~~and~~ assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors ~~and~~ assigns forever:

And the said Seckler and Shepperd, Inc.

for itself, its successors ~~and~~ executors and administrators, do covenant, promise and agree to and with the said party of the second part, its successors and assigns that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

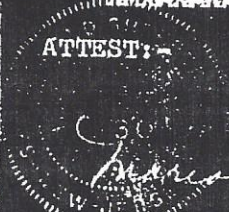
In Witness Whereof, the party of the first part has set hand and seal or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

~~SECKLER AND SHEPPERD, INC.~~  
~~BY \_\_\_\_\_~~

SECKLER AND SHEPPERD, INC.,

ATTEST:

by Edward A. Novack  
Edward A. Novack  
Vice-President

  
Marion E. Novack  
Marion E. Novack,



