



LIPI: 416-09-4529-260

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**The Stonehedge II Townhome Condominium,
a Pennsylvania Flexible Condominium
2nd Amendment of the Declaration of Condominium**

WHEREAS, by a Declaration of Condominium dated March 28, 2007 and recorded May 18, 2007 in the Office of the Recorder of Deeds for Cumberland County in Record Book 737 at Page 1, **S & A Homes, Inc.** (hereinafter "Declarant") caused to be created, and subject to Pennsylvania's Uniform Planned Community Act at 68 Pa.C.S.A. Section 3101 et seq. (hereinafter "Act"), a Flexible Condominium known as **The Stonehedge II Townhome Condominium**; and

WHEREAS, said Declaration was amended by a 1st Amendment dated July 28, 2009 and recorded July 31, 2009 in the Office of the Recorder of Deeds for Cumberland County to Instrument Number 200926725; and

WHEREAS, pursuant to the Act at Section 3206, amended by Act 37 (2013, July 2, P.L. 204, No. 37, § 1), the Declarant desires to extend the time limit to convert or withdraw Convertible/ Withdrawable Real Estate from seven (7) years to ten (10) years.

NOW THEREFORE, Declarant declares as follows:

- I. Article XXI, Section 21.1 of the Declaration is deleted in its entirety and replaced as follows:

Section 21.1 Reservation.

Declarant hereby explicitly reserves an option, until the tenth (10th) anniversary of the recording of this Declaration, to convert all or any portion of the Convertible Real Estate to Units, Common Elements, Limited Common Elements, Controlled Facilities, Limited Controlled Facilities, or any combination thereof from time to time in compliance with Section 3211 of the Act, without the consent of any Unit Owner or holder of a mortgage on any Unit. This option to convert may be terminated prior to such anniversary only upon the filing of an Amendment to this Declaration by the Declarant. Declarant expressly reserves the right to convert any or all portions of the Convertible Real Estate at any time, at different times, in any order, without limitation, and without any requirement that any other Real Estate be converted, added, or withdrawn; provided, however, that the Convertible Real Estate shall not exceed the area described as such on Exhibit "I" attached hereto. There are no other limitations on this option to convert the Convertible Real Estate.

- II. Article XXII, Section 22.1 of the Declaration is deleted in its entirety and replaced as follows:

Section 22.1 Declarant's Option to Withdraw Withdrawable Real Estate.

Declarant hereby explicitly reserves an option, until the tenth (10th) anniversary of the recording of this Declaration, to withdraw Withdrawable Real Estate from the Condominium from time to time in compliance with Section 3212 of the Act, without the consent of any Unit Owner or holder of a mortgage on any Unit. This option to withdraw may be terminated prior to such anniversary only upon the filing of an amendment to this Declaration by the Declarant. Declarant expressly reserves the right to withdraw any or all portions of the Withdrawable Real Estate at any time, at different times, in any order, without limitation and without any requirement that any other Real Estate be withdrawn, added, or converted, except as set forth in Section 3212 of the Act; provided, however, that the Withdrawable Real Estate shall not exceed the area described as such on Exhibits "E" attached hereto. There are no other limitations on this option to withdraw the Withdrawable Real Estate from the Condominium.

- III. All other terms and conditions of the Declaration as recorded in Record Book 737 at Page 1, as amended in Instrument Number 200926725, are not modified by this 2nd Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed
this 26 day of September, 2014.

WITNESS:

DECLARANT
S & A HOMES, INC.:

Nancy J. Reese

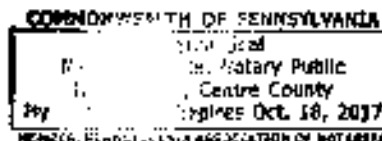
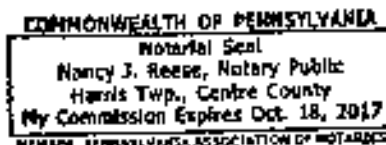
By: Richard L. Fortney
Richard L. Fortney, COO

Commonwealth of Pennsylvania } ss
County of Centre

On the 26 day of September, in the year 2014, before me, the
undersigned officer, personally appeared Richard L. Fortney, who acknowledged
himself to be the COO of S & A Homes, Inc., and that as such
COO, and being authorized to do so, executed the foregoing instrument
for the purposes therein contained by signing the name of the Corporation by himself as
Richard L. Fortney.

Nancy J. Reese
Notary Public

My Commission expires: October 18, 2017



**TAMMY SHEARER
RECORDER OF DEEDS
CUMBERLAND COUNTY
1 COURTHOUSE SQUARE
CARLISLE, PA 17013
717-240-6370**



Instrument Number - 201423112

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*** Total Pages - 4**

*** Instrument Type - AMENDMENT**

Invoice Number - 170008

User ID - SW

*** Grantor - S & A HOMES INC**

*** Grantee - STONEHEDGE II CONDOMINIUM**

*** Customer - PATRONO & ASSOC LLC**

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES -	\$11.50
RECORDER OF DEEDS	
PARCEL CERTIFICATION	\$15.00
FEES	
COUNTY ARCHIVES FEE	\$2.00
RCD ARCHIVES FEE	\$3.00
TOTAL PAID	\$32.00

Certification Page

DO NOT DETACH

**This page is now part
of this legal document.**

**I Certify this to be recorded
in Cumberland County PA**



A stylized handwritten signature in black ink.

RECORDER OF DEEDS

*** - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.**

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