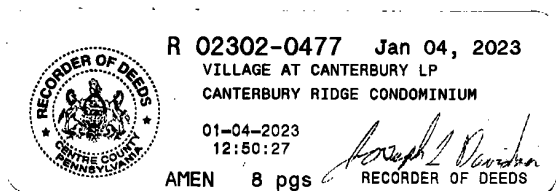


8/4  
# 28.50  
APR 6 CONF



UPI: 19-606-,100B,0000-  
19-606-,100B,500B-  
19-606-,100B,502B-  
19-606-,100B,504B-  
19-606-,100B,506B-  
19-606-,100B,508B-  
19-606-,100B,510B-

19-606-,100B,514B-  
19-606-,100B,516B-  
19-606-,100B,518B-  
19-606-,100B,520B-  
19-606-,100B,522B-  
19-606-,100B,524B-

COLLEGE

**RECORDING INSTRUCTIONS:** Please index this document in the name of the condominium known as **The Canterbury Ridge Condominium** in both the Grantee and Grantor indices, as required by §3201 of the Pennsylvania Uniform Condominium Act (68 P.S. §3101 et seq.). Additionally, please index this document in the name of **Village at Canterbury, LP** and **The Canterbury Ridge Condominium Association** as Grantor and Grantee.

**The Canterbury Ridge Condominium,  
a Pennsylvania Flexible Condominium Development  
2<sup>nd</sup> Amendment of the Declaration**

**WHEREAS**, by a Condominium Declaration dated August 8, 2022 and recorded August 26, 2022 in the Office of the Recorder of Deeds for Centre County in Record Book 2297 at Page 825 (hereinafter "Declaration"), **Village at Canterbury, LP** (hereinafter "Declarant") caused to be created, and subject to Pennsylvania's Uniform Condominium Act at 68 Pa.C.S.A. Section 3101 et seq. (hereinafter "Act"), a Flexible Condominium Development known as **The Canterbury Ridge Condominium**, located in **College Township**, County of Centre, Commonwealth of Pennsylvania; and

**WHEREAS**, by the 1<sup>st</sup> Amendment to the Declaration dated December 9, 2022 and recorded December 13, 2022 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2301 at Page 825 (hereinafter the "1<sup>st</sup> Amendment"), Building 21 (Units 21A, 21B, 21C, 21D, 21E and 21F) and Building 22 (Units 22A, 22B, 22C, 22D, 22E and 22F) were withdrawn and redesignated as Convertible/ Withdrawable Real Estate of the Condominium; and

**WHEREAS**, pursuant to Sections 3219(a)(3)(i)(B), 3211, and 3212 of the Act, Declarant has the exclusive authority to amend the Declaration to convert or withdraw Convertible/ Withdrawable Real Estate from the Condominium; and

**WHEREAS**, pursuant to Section 3219(a)(3)(i)(B) and Article I, Section 1.3.1(i), Article XIV, Section 14.1, Article XX, and Exhibit "C" of the Declaration, as amended, Declarant desires to convert part of the real estate designated in Exhibit "C", as amended, so as a result it becomes Phase 2, consisting of Building 21 (**Unit Nos. 21A, 21B, 21C, 21D, 21E and 21F**) of The

Canterbury Ridge Condominium, a Flexible Condominium, as set forth in a Record Plan for Lots 32 and 33, Phase 1C Final Land Development Plan dated recorded May 3, 2021 in Plat Book 96 at Page 140; and

**WHEREAS**, Declarant desires to amend the Declaration Plat to accommodate the conversion of six (6) single-family attached condominium Units located in the Convertible/ Withdrawable Real Estate, being Building 21 (Unit Nos. 21A, 21B, 21C, 21D, 21E and 21F); and

**WHEREAS**, Declarant desires to amend Exhibit "E" as filed to the Declaration to update the Units, Percentage Interest and Votes.

**NOW THEREFORE**, Declarant declares as follows:

- I. That Phase 2, being Building 21 (Unit Nos. 21A, 21B, 21C, 21D, 21E and 21F) as set forth in Exhibit "A" attached hereto, which were part of Exhibit "C", as amended, as filed to the Declaration recorded in Record Book 2297 at Page 825, as amended, is converted and will hereinafter become a part of The Canterbury Ridge Condominium, a Pennsylvania Flexible Condominium.
- II. That the original Exhibit "B" to the Declaration, as amended, is further amended to reflect the conversion of part of additional Convertible/ Withdrawable Real Estate as set forth in Exhibit "A" to this 2<sup>nd</sup> Amendment.
- III. That the original Exhibit "C" to the Declaration, as amended, is further amended and reduced to reflect the conversion of a portion of the additional Convertible/Withdrawable Real Estate as set forth in Exhibit "A" to this 2<sup>nd</sup> Amendment.
- IV. That the original Declaration Plat, filed as Exhibit "D" to the Declaration, as amended, is further amended, and a new Declaration Plat, identified as the Exhibit "B" to this 2<sup>nd</sup> Amendment is substituted in its place.
- V. That the original Exhibit "E" to the Declaration, as amended, is further amended to reflect the conversion of additional Convertible/ Withdrawable Real Estate, and the new listing of Units, their identifying numbers and their percentage interest, attached hereto as Exhibit "C", is substituted in its place.
- VI. All other terms and conditions of the Declaration as recorded in Record Book 2297 at Page 825, as amended in Record Book 2301 at Page 825, are not modified by this 2<sup>nd</sup> Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this 2<sup>nd</sup> Amendment to be executed this 20 day of December, 2022.

WITNESS:

Village at Canterbury, LP  
by: The Village Manager, LLC, its  
general partner

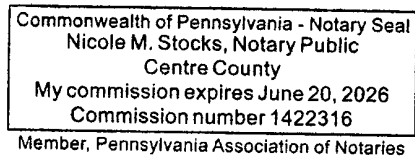
Stephen A. Scott  
Paul Appelle

by: Robert E. Poole, Jr.  
Robert E. Poole, Jr., Member  
by: Richard F. DeFluri  
Richard F. DeFluri, Member

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CENTRE :

On this, the 20<sup>th</sup> day of December, 2022, before me, a Notary Public, in and for said Commonwealth, personally appeared, **Robert E. Poole, Jr**, who, after being duly sworn according to law, depose and say that he is a Member of The Village Manager, LLC, general partner of Village at Canterbury, LP, and that he is authorized to execute the 2<sup>nd</sup> Amendment for The Canterbury Ridge Condominium for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

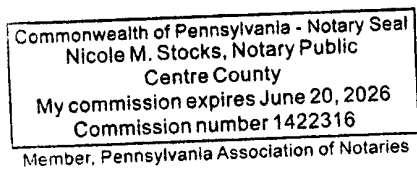


Nicole M Stocks  
NOTARY PUBLIC  
My Commission Expires: June 20, 2026

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CENTRE :

On this, the 20<sup>th</sup> day of December, 2022, before me, a Notary Public, in and for said Commonwealth, personally appeared, **Richard F. DeFluri**, who, after being duly sworn according to law, depose and say that he is a Member of The Village Manager, LLC, general partner of Village at Canterbury, LP, and that he is authorized to execute the 2<sup>nd</sup> Amendment for The Canterbury Ridge Condominium for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Nicole M. Stocks  
NOTARY PUBLIC  
My Commission Expires: June 20, 2026

**EXHIBIT "A"**

**Legal Description of Area to be Converted into The Canterbury Ridge Condominium**

**ALL** those certain lots or pieces of ground, lying, being and situate in the **Township of College**, County of Centre, Commonwealth of Pennsylvania, being Building 21 (Units 21A, 21B, 21C, 21D, 21E and 21F) as set forth in Plat Book 96 at Page 140.

[illegible][illegible]

DATE	WINDS	WAVE	WAVE	WAVE	WAVE	WAVE
12	141.5	208.5	7.27	5.75	5.75	4.25
13	208.5	441.5	9.17	9.17	9.17	10.17
14	78.15	425.87	6.25	5.87	5.87	6.25
15	124.27	461.57	15.73	5.87	5.87	10.17
16	502.97	425.87	15.73	5.75	5.75	10.17
17	41.57	425.87	5.75	8.41	8.41	7.25
18	124.27	124.27	15.73	8.41	8.41	10.17

1. Identify each of the following as a function of  $x$  or not a function of  $x$ . If it is a function of  $x$ , give the domain and range. If it is not a function of  $x$ , explain why not.

(a)  $y = x^2 + 1$  (b)  $y = x^2 - 1$  (c)  $y = x^2 + 1$  (d)  $y = x^2 - 1$

Answer: (a) Yes,  $y = x^2 + 1$  is a function of  $x$ . The domain is  $[-\infty, \infty]$  and the range is  $[1, \infty)$ .

(b) Yes,  $y = x^2 - 1$  is a function of  $x$ . The domain is  $[-\infty, \infty]$  and the range is  $[-1, \infty)$ .

(c) Yes,  $y = x^2 + 1$  is a function of  $x$ . The domain is  $[-\infty, \infty]$  and the range is  $[1, \infty)$ .

(d) Yes,  $y = x^2 - 1$  is a function of  $x$ . The domain is  $[-\infty, \infty]$  and the range is  $[-1, \infty)$ .

(O) - Common Element  
(LQ) - Unlinked Common Element  
(MNU) - Most Frequent

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**Explain why the Law of Right of Way Line**

**Identify which the**

**Entered Line**

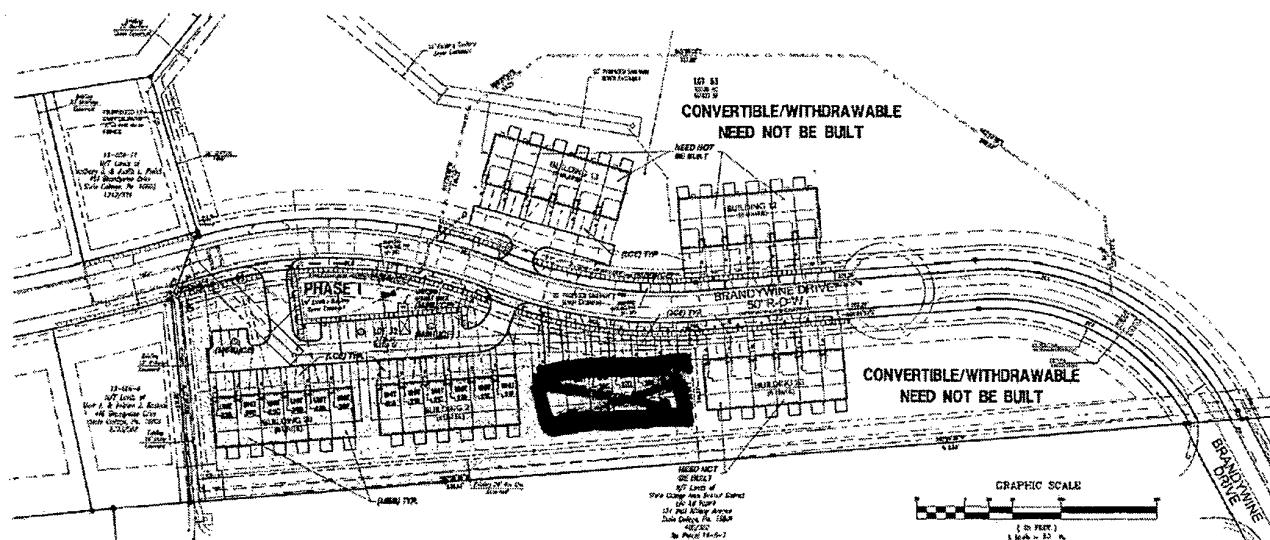
**Is found**

**In the Set**

**Possible Confusion**

**Pointed Out**

### CASE 3



Additional  
Convertible/  
Withdrawable  
Real Estate

Blumberg No. 5208

EXHIBIT



**PennTerra**  
ENGINEERING INC.  
CENTRAL PENNSYLVANIA  
REGION OFFICE:  
1875 EXETER PARK DRIVE  
SUITE 100  
STATE COLLEGE, PA 16801  
PA 814-231-5125  
Fax 814-231-5126

LANCASTER  
REGIONAL OFFICE:  
3404 E. ARL ST.  
COLLEEN, PA 17111  
TEL. 957-522-5222  
Fax: 957-522-5222

WWW.PENINTERIA.CO

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IN SPARKING INDUSTRY WHEN YOU  
ARE USED BY COUNCIL IN SPARKING INDUSTRY  
IN SPARKING INDUSTRY OF THE JACOBI  
INDUSTRY OF THE JACOBI INDUSTRY  
INDUSTRY OF THE JACOBI INDUSTRY

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_  
 Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 E-mail \_\_\_\_\_  
 Age \_\_\_\_\_ Sex \_\_\_\_\_  
 Height \_\_\_\_\_ Weight \_\_\_\_\_  
 Blood Type \_\_\_\_\_  
 Date of Birth \_\_\_\_\_  
 Date of Death \_\_\_\_\_  
 Cause of Death \_\_\_\_\_  
 Place of Death \_\_\_\_\_  
 Time of Death \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Institution \_\_\_\_\_  
 Date \_\_\_\_\_

**CANTERBURY  
RIDGE  
CONDOMINIUM**

## CONCLUSION PLAN

CONDOMINIUM  
DECLARATION  
PLAN

PROJECT NO.	
10207.1C	
DATE	
JULY 22, 2022	
TIME	SCALE NO.
1:50	1

## EXHIBIT "C"

### Identifying Numbers, Percentage of Interest and Voting Interest of Units

Pursuant to Article 2, Section 2.1 of the Declaration of Condominium of  
The Canterbury Ridge Condominium.

<u>Unit Number</u>	<u>Building Number</u>	<u>Percentage Interest</u>	<u>Voting Interest</u>
20A	20	8.3333	1
20B	20	8.3333	1
20C	20	8.3333	1
20D	20	8.3333	1
20E	20	8.3333	1
20F	20	8.3333	1
21A	21	8.3333	1
21B	21	8.3333	1
21C	21	8.3333	1
21D	21	8.3333	1
21E	21	8.3333	1
21F	21	8.3333	1
Total	12	100%	12