



R 02292-0068 May 04, 2022
VILLAGE AT CANTERBURY LP
VILLAGE AT CANTERBURY LP

05-04-2022
12:56:08

AMEN 9 pgs

RECORDED OF DEEDS

9/2
38,50
PAT RONA

UPI Nos.: 19-606/100A
19-606/100B
19-606/100A,001
19-606/100A,002
19-606/100A,111U
19-606/100A,115U
19-606/100A,111U
19-606/100A,123U
19-606/100A,128U
19-606/100A,129U
19-606/100A,134U
19-606/100A,135U
19-606/100A,139U
19-606/100A,145U
19-606/100A,148U
19-606/100A,151U
19-606/100A,156U
19-606/100A,162U
19-606/100A,163U
19-606/100A,167U
19-606/100A,168U
19-606/100A,171U
19-606/100A,172U
19-606/100A,175U
19-606/100A,197U
19-606/100,513B
19-606/100,515B
19-606/100,517B
19-606/100,519B

RECORDING INSTRUCTIONS: Please index this document in the name of the condominium known as **The Village at Canterbury 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 Village at Canterbury Condominium Association, Inc.** as Grantor and Grantee.

**The Village at Canterbury Condominium,
a Pennsylvania Flexible Condominium Development
4th Amendment of the Restatement of Condominium Declaration**

WHEREAS, by a Restatement of Condominium Declaration dated April 27, 2016 and recorded June 20, 2016 in the Office of the Recorder of Deeds for Centre County in Record Book 2182 at Page 370 (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 Village at Canterbury Condominium**, located in **College Township**, County of Centre, Commonwealth of Pennsylvania; and

WHEREAS, by the 1st Amendment to the Declaration dated April 15, 2021 and recorded April 20, 2021 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2270 at Page 694 (hereinafter the "1st Amendment"), Phase 2A containing Units 11 thru 12 was converted into the Condominium; and

WHEREAS, by the 2nd Amendment to the Declaration dated October 4, 2021 and recorded November 2, 2021 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2282 at Page 855 (hereinafter the "2nd Amendment"), Phase 2B containing Unit 36 was converted into the Condominium; and

WHEREAS, by the 3rd Amendment to the Declaration dated November 4, 2021 and recorded December 3, 2021 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2284 at Page 490 (hereinafter the "3rd Amendment"), area was withdrawn from the Condominium and reciprocal easements were formalized; 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, Declarant desires to convert part of the real estate designated in Exhibit "C" so as a result it becomes Phase 2C, consisting of **Unit Nos. 13, 17 and 37** of The Village at Canterbury Condominium, a Flexible Condominium, as set forth in a Record Plan for Lot 33, Phase 2 Final Land Development Plan dated May 21, 2018 and recorded July 16, 2018 in Plat Book 93 at Page 57; and

WHEREAS, Declarant desires to amend the Declaration Plat to accommodate the conversion of three (3) single-family detached condominium Units located in the Convertible/ Withdrawable Real Estate, being Unit Nos. 13, 17 and 37; 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 2C, being Unit Nos. 13, 17 and 37 as set forth in Exhibit "A" attached hereto, which were part of Exhibit "C" as filed to the Declaration recorded in Record Book 2182 at Page 370, as amended, is converted and will hereinafter become a part of The Village at Canterbury Condominium, a Pennsylvania Flexible Condominium.

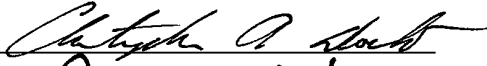
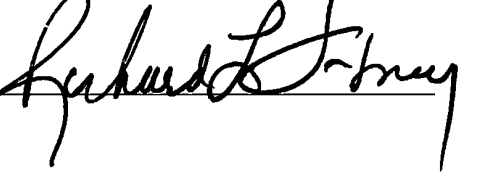
- II. That the original Exhibit "B" to the Declaration is amended to reflect the conversion of part of additional Convertible/ Withdrawable Real Estate as set forth in Exhibit "A" to this 4th Amendment.
- III. That the original Exhibit "C" to the Declaration is amended and reduced to reflect the conversion of a portion of the additional Convertible/Withdrawable Real Estate as set forth in Exhibit "A" to this 4th Amendment.
- IV. That the original Declaration Plat, filed as Exhibit "D" to the Declaration, is amended, and a new Declaration Plat, identified as the Exhibit "B" to this 4th Amendment is substituted in its place.
- V. That the original Exhibit "E" to the Declaration is 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 2182 at Page 370, as amended in Record Books 2270 at Page 694, 2282 at Page 855, and 2284 at Page 490, are not modified by this 4th Amendment and shall remain in full force and effect.

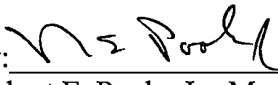
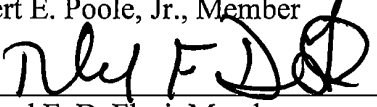
IN WITNESS WHEREOF, the Declarant has caused this 4th Amendment to be executed this 17th day of February, 2022.

WITNESS:

Village at Canterbury, LP

by: The Village Manager, LLC, its
general partner

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

COMMONWEALTH OF PENNSYLVANIA

:

SS.

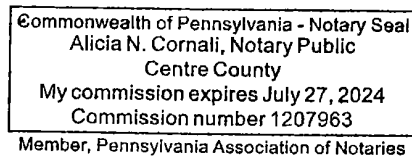
COUNTY OF CENTRE

:

:

On this, the 17th day of February, 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 4th Amendment for The Village at Canterbury Condominium for the purpose therein contained.

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



Alicia N. Cornali
NOTARY PUBLIC
My Commission Expires:
July 27, 2024

COMMONWEALTH OF PENNSYLVANIA

:

SS.

COUNTY OF CENTRE

:

:

On this, the 17th day of February, 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 4th Amendment for The Village at Canterbury Condominium for the purpose therein contained.

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

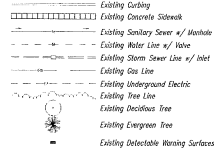
Commonwealth of Pennsylvania - Notary Seal
Alicia N. Cornali, Notary Public
Centre County
My commission expires July 27, 2024
Commission number 1207963
Member, Pennsylvania Association of Notaries

Alicia N. Cornali
NOTARY PUBLIC
My Commission Expires:
July 27, 2024

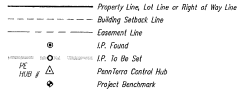
EXHIBIT "A"
Legal Description of Area to be Converted into
The Village at Canterbury Condominium

ALL those certain lots or pieces of ground, lying, being and situate in the **Township of College**, County of Centre, Commonwealth of Pennsylvania, being **Unit Nos. 13, 17 and 37** as set forth on Exhibit "B" hereto.

EXISTING FEATURES LEGEND



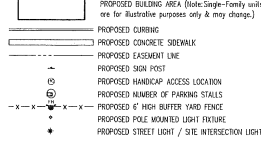
SURVEY FEATURES LEGEND



CONDOMINIUM ELEMENT LEGEND

(CB) - Common Element
 (LCE) - Limited Common Element
 (MBB) - Must Be Built

PROPOSED FEATURES LEGEND

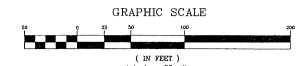
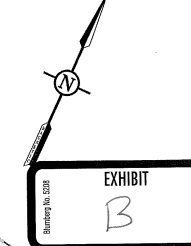
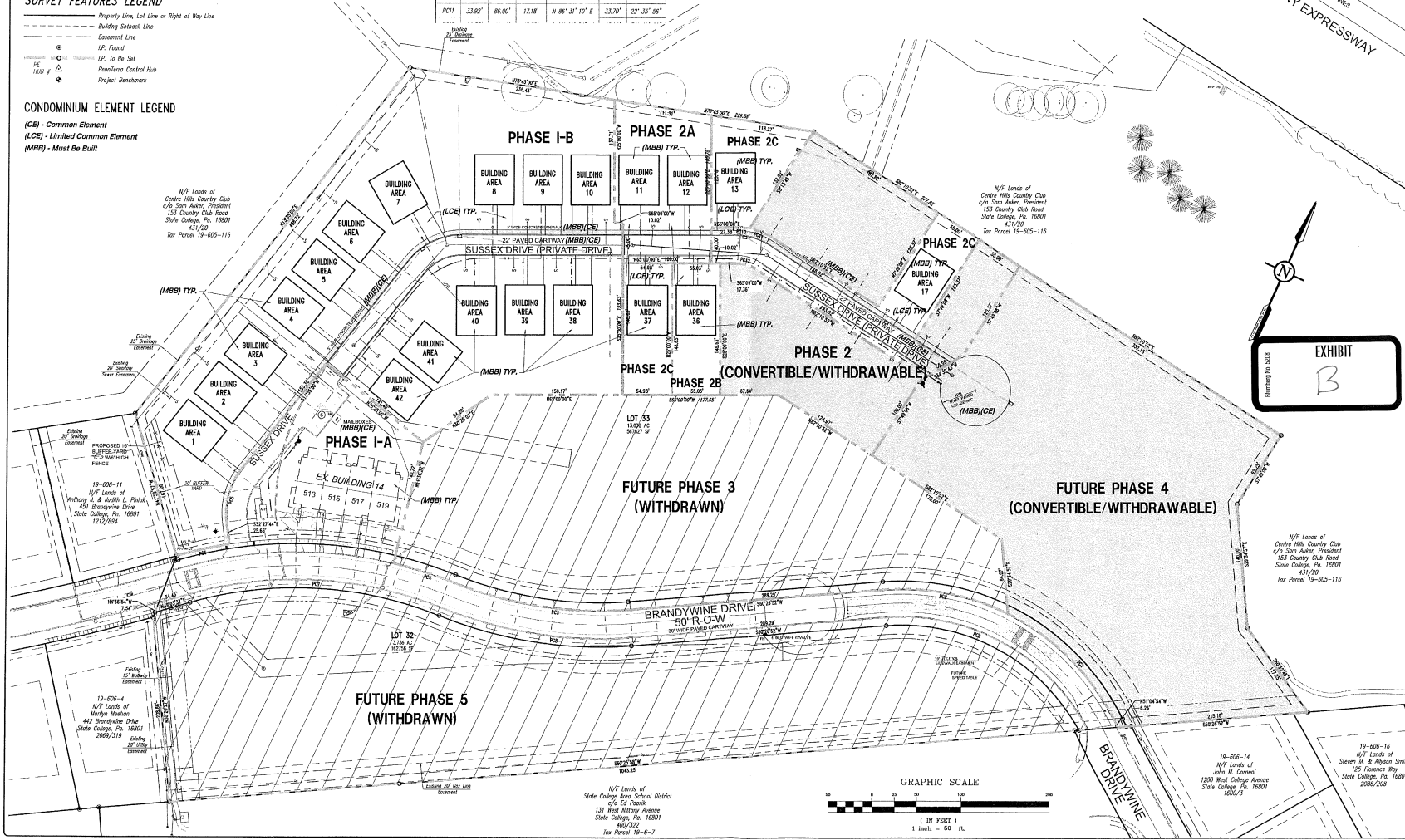
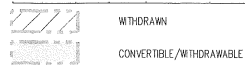


CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
PC1	176.06'	268.63'	91.32'	N 69° 51' 21" W	172.83'	37° 53' 06"
PC2	144.86'	268.63'	74.29'	S 75° 54' 36" W	143.21'	30° 55' 06"
PC3	204.83'	444.12'	104.27'	S 73° 38' 34" W	203.02'	26° 25' 29"
PC4	70.44'	475.87'	35.29'	S 82° 37' 54" W	70.38'	6° 28' 53"
PC5	62.58'	773.87'	33.09'	N 8° 36' 32" W	60.91'	46° 02' 44"
PC6	61.40'	512.64'	30.74'	N 52° 38' 46" E	61.36'	6° 47' 46"
PC7	294.37'	444.12'	152.74'	N 67° 53' 36" E	288.88'	37° 57' 30"
PC8	218.47'	475.86'	111.72'	N 73° 38' 36" E	217.53'	26° 25' 29"
PC9	276.70'	235.46'	156.65'	S 86° 03' 36" E	261.18'	67° 02' 47"
PC10	15.34'	85.00'	7.69'	N 70° 06' 36" E	15.32'	10° 13' 12"
PC11	33.92'	85.00'	17.18'	N 86° 31' 10" E	33.70'	22° 35' 56"

Condominium Declaration Plan Certification

I, hereby certify that this plan accurately depicts all existing conditions and contains all information required by Section 3210 of the Pennsylvania Uniform Condominium Act.

Signature: *[Signature]* Date: 03-21-2022



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 SUITE 100
 STATE COLLEGE, PA 16801
 PH: 814-231-8285
 FAX: 814-231-2305

LANCASTER
 REGION OFFICE
 3004 B ADEL DRIVE
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Design	AD
Draftsman	AD
Project Manager	AD
Checker	AD
Production	AD
Book	525 Pg
Notes	10/29-IV-DEC-PLAN-PHASE 2C
Level	DEC PLAN

Date	Description

THE VILLAGE AT CANTERBURY

COLLEGE TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

CONDOMINIUM PLAN

RESTATEMENT OF
 CONDOMINIUM
 DECLARATION
 PLAN

PROJECT NO.	10207-IV-V
DATE	MARCH 29, 2022
SCALE	1"=50'
SHEET NO.	1 of 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 Village at Canterbury Condominium.

<u>Unit Number</u>	<u>Building Number</u>	<u>Percentage Interest</u>	<u>Voting Interest</u>
513	14	4.1667	1
515	14	4.1667	1
517	14	4.1667	1
519	14	4.1667	1
1		4.1667	1
2		4.1667	1
3		4.1667	1
4		4.1667	1
5		4.1667	1
6		4.1667	1
7		4.1667	1
8		4.1667	1
9		4.1667	1
10		4.1667	1
11		4.1667	1
12		4.1667	1
13		4.1667	1
17		4.1667	1
37		4.1667	1
38		4.1667	1
39		4.1667	1
40		4.1667	1
41		4.1667	1
42		4.1667	1
Total	24	100%	24