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R 02314-0009 Dec 11, 2023
CANTERBURY RIDGE CONDOMINIUM
CANTERBURY RIDGE CONDOMINIUM

12-11-2023
08:44:05

Joseph J. Warden
RECORDER OF DEEDS

AMFN 9 0000

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-
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19-606-,100B,532B-
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19-606-,100B,534B-
19-606-,100B,536B-
19-606-,100B,538B-
19-606-,100B,542B-
19-606-,100B,544B-
19-606-,100B,546B-
19-606-,100B,548B-
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19-606-,100B,552B-

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
5th 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 1st 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 "1st 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Building 21 (Units 21A, 21B, 21C, 21D, 21E and 21F) and Building 22 (Units 22A, 22B, 22C, 22D, 22E and 22F) were withdrawn and redesignated as Convertible/ Withdrawable Real Estate of the Condominium; and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, by the 2nd Amendment to the Declaration dated December 20, 2022 and recorded January 4, 2023 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2302 at Page 477 (hereinafter the “2nd Amendment”), Building 21 (Units 21A, 21B, 21C, 21D, 21E and 21F) was converted into the Condominium; and

WHEREAS, by the 3rd Amendment to the Declaration dated December 20, 2022 and recorded February 3, 2023 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2303 at Page 366 (hereinafter the “3rd Amendment”), Building 22 (Units 22A, 22B, 22C, 22D, 22E and 22F) was converted into the Condominium; and

WHEREAS, by the 4th Amendment to the Declaration dated August 4, 2023 and recorded August 11, 2023 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2309 at Page 871 (hereinafter the “4th Amendment”), Building 23 (Units 23A, 23B, 23C, 23D, 23E and 23F) was converted into 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” to the Declaration, as amended, so as a result it becomes Phase 5, consisting of Building 13 (**Units 13A, 13B, 13C, 13D, 13E and 13F**) 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 13 (Units 13A, 13B, 13C, 13D, 13E and 13F); 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 5, containing Building 13 (Units 13A, 13B, 13C, 13D, 13E and 13F) as set forth in Exhibit “A” attached hereto, which was 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 5th 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 5th 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 5th 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 Books 2301 at Page 825, 2302 at Page 477, 2303 at Page 366, and 2309 at Page 871, are not modified by this 5th Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this 5th Amendment to be executed this 29th day of November, 2023.

WITNESS:

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

Cheryl A. Doet

Cheryl A. Doet

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 29th day of NOVEMBER, 2023, 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 5th 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 - Notary Seal
Nicole M. Stocks, Notary Public
Centre County
My commission expires June 20, 2026
Commission number 1422316
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :

ss.

COUNTY OF CENTRE :

On this, the 29th day of NOVEMBER, 2023, 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 5th 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 - Notary Seal
Nicole M. Stocks, Notary Public
Centre County
My commission expires June 20, 2026
Commission number 1422316
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

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

ALL that certain lot or piece of ground, lying, being and situate in the **Township of College**, County of Centre, Commonwealth of Pennsylvania, being Phase 5 and containing **Building 13 (Units 13A, 13B, 13C, 13D, 13E and 13F)** as set forth in Plat Book 96 at Page 140, more particularly bound and described as follows:

BEGINNING at a point of land being along the right-of-way for Brandywine Drive (50' R-O-W) and lands designated as Phase 1A, thence along said lands designated as Phase 1A North 11 degrees 36 minutes 32 seconds West for a distance of 140.72 feet to a point; thence from said point North 30 degrees 25 minutes 01 seconds East for a distance of 94.20 feet to a point; thence from said point North 65 degrees 00 minutes 00 seconds East for a distance of 126.73 feet to a point; thence from said point South 19 degrees 12 minutes 33 seconds East for a distance of 244.43 feet to a point along the right-of-way for Brandywine Drive (50' R-O-W); thence along said right-of-way along a curve to the right having a radius of 444.12 feet, an arc of 149.22 feet, and a chord bearing of South 77 degrees 14 minutes 49 seconds West for a distance of 148.52 feet to a point; thence from said point along a curve to the left having a radius of 475.87 feet, an arc of 70.44 feet, and a chord bearing of South 82 degrees 37 minutes 54 seconds West for a distance of 70.38 feet to a point along lands designated as Phase 1A, being the place of BEGINNING. CONTAINING 1.010 acres.

SAID legal description taken from the Amended Condominium Declaration Plan prepared by PennTerra Engineering, Inc., dated July 27, 2023 and attached to this 5th Amendment as Exhibit "B", being designated as Phase 5.

EXISTING FEATURES LEGEND

- Existing Curbing
- Existing Concrete Sidewalk
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
- Existing Underground Electric
- Existing Tree Line
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Detectable Warning Surfaces

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING AREA (Note: Single-Family units are for illustrative purposes only & may change.)
- PROPOSED CURBING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED EASEMENT LINE
- PROPOSED SIGN POST
- PROPOSED HANDICAP ACCESS LOCATION
- PROPOSED NUMBER OF PARKING STALLS
- PROPOSED 6' HIGH BUFFER TANK FENCE
- PROPOSED POLE MOUNTED LIGHT FIXTURE
- PROPOSED STREET LIGHT / SITE INTERSECTION LIGHT

EXISTING CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
PC1	144.96'	268.63'	74.25'	S 75° 04' 28" W	143.21'	30° 55' 08"
PC2	204.63'	444.12'	104.27'	S 73° 30' 38" W	203.02'	26° 25' 29"
PC3	70.44'	475.87'	35.29'	S 82° 37' 54" W	70.38'	8° 28' 53"
PC4	294.23'	444.12'	152.74'	S 67° 53' 38" W	288.68'	37° 57' 30"
PC5	207.97'	475.87'	105.67'	S 74° 21' 09" W	205.12'	25° 02' 24"
PC6	115.00'	475.88'	5.75'	N 81° 08' 24" E	115.00'	1° 23' 06"
PC7	276.70'	236.46'	156.63'	N 86° 03' 38" W	261.18'	67° 02' 43"
PC8	149.22'	444.12'	75.32'	S 77° 14' 48" W	148.52'	19° 15' 04"
PC9	55.61'	444.12'	27.84'	S 64° 02' 04" W	55.57'	7° 16' 29"

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

C. Anthony Fruchtel 12-6-23
Signature Date

CONDOMINIUM ELEMENT LEGEND

- (CE) - Common Element
- (LCE) - Limited Common Element
- (MB) - Must Be Built

NOTES:

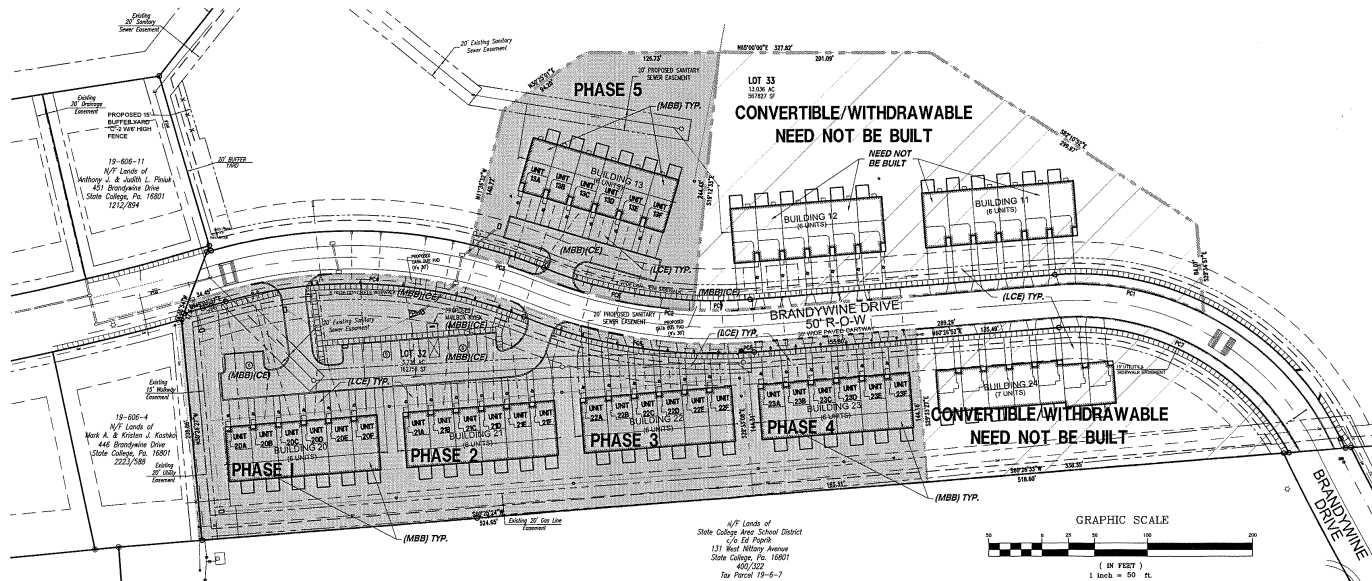
All proposed multi-family units will have a maximum of 12' x 12' deck or patio.
Any additional deck size will require a revision to the approved Land Development Plan.

SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- Building Setback Line
- Easement Line
- I.P. Found
- I.P. To Be Set
- PennTerra Control Hub
- Project Benchmark

CONVERTIBLE/WITHDRAWABLE

PHASE 1 - 5



CENTRAL PENNSYLVANIA REGION OFFICE:
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STATE COLLEGE, PA 16801
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Fax: 814-237-2308

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Designer: CH
Draftsman: CH
Proj. Manager: CS
Reviewer: BRK
Printed in: PA
Book: 10207.1C
E-mail: 10207.1C-PLAN-CANTERBURY RIDGE
Level: REC PLAN

CANTERBURY RIDGE CONDOMINIUM
COLLEGE TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

CONDOMINIUM PLAN

AMENDED CONDOMINIUM DECLARATION PLAN

PROJECT NO.
10207.1C
DATE
JULY 27, 2023
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 Canterbury Ridge Condominium.

<u>Unit Number</u>	<u>Building Number</u>	<u>Percentage Interest</u>	<u>Voting Interest</u>
13A	13	3.3333	1
13B	13	3.3333	1
13C	13	3.3333	1
13D	13	3.3333	1
13E	13	3.3333	1
13F	13	3.3333	1
20A	20	3.3333	1
20B	20	3.3333	1
20C	20	3.3333	1
20D	20	3.3333	1
20E	20	3.3333	1
20F	20	3.3333	1
21A	21	3.3333	1
21B	21	3.3333	1
21C	21	3.3333	1
21D	21	3.3333	1
21E	21	3.3333	1
21F	21	3.3333	1
22A	22	3.3333	1
22B	22	3.3333	1
22C	22	3.3333	1
22D	22	3.3333	1
22E	22	3.3333	1
22F	22	3.3333	1
23A	23	3.3333	1
23B	23	3.3333	1
23C	23	3.3333	1
23D	23	3.3333	1
23E	23	3.3333	1
23F	23	3.3333	1
Total	30	100%	30