



R 02309-0654 Aug 07, 2023
VILLAGE AT CANTERBURY CONDOMINIUM
VILLAGE AT CANTERBURY CONDOMINIUM

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RECORDER OF DEEDS

9-4
3050
Paterno
Murphy

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,181U
19-606/100A,186U
19-606/100A,187U
19-606/100A,191U
19-606/100A,197U
19-606/100A,203U
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
8th 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, by the 4th Amendment to the Declaration dated February 17, 2022 and recorded May 4, 2022 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2292 at Page 68 (hereinafter the “4th Amendment”), Phase 2C containing Units 13, 17 and 37 were converted into the Condominium; and

WHEREAS, by the 5th Amendment to the Declaration dated July 1, 2022 and recorded July 26, 2022 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2296 at Page 290 (hereinafter the “5th Amendment”), Phase 2D containing Units 14 and 15 were converted into the Condominium; and

WHEREAS, by the 6th Amendment to the Declaration dated November 17, 2022 and recorded November 28, 2022 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2301 at Page 241 (hereinafter the “6th Amendment”), Phase 2E containing Unit 16 was converted into the Condominium; and

WHEREAS, by the 7th Amendment to the Declaration dated March 7, 2023 and recorded March 24, 2023 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2304 at Page 709 (hereinafter the “7th Amendment”), Phase 2F containing Unit 35 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, Declarant desires to convert part of the real estate designated in Exhibit "C" so as a result it becomes Phase 2G, consisting of **Unit No. 18** 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 one (1) single-family detached condominium Unit located in the Convertible/ Withdrawable Real Estate, being Unit No. 18; and

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

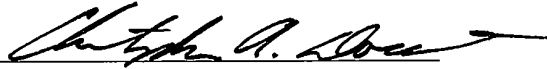
NOW THEREFORE, Declarant declares as follows:


- I. That Phase 2G, being Unit No. 18 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 8th 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 8th 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 8th 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, 2284 at Page 490, 2292 at Page 68, 2296 at Page 290, 2301 at Page 241, and 2304 at Page 709, are not modified by this 8th Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this 8th Amendment to be executed
this 26th day of June, 2023.

WITNESS:

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



by: 
Robert E. Poole, Jr., Member

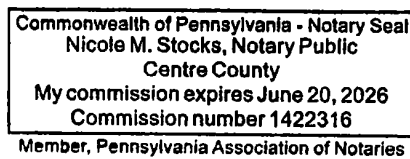


by: 
Richard F. DeFluri, Member

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF CENTRE :

On this, the 26th day of June, 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 8th Amendment for The Village at Canterbury Condominium for the purpose therein contained.

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

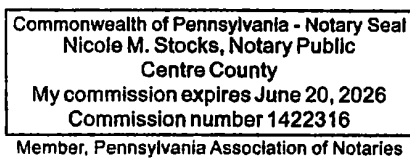


Nicole M. Stocks
NOTARY PUBLIC
My Commission Expires: June 20, 2026

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CENTRE :

On this, the 26th day of June, 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 8th Amendment for The Village at Canterbury 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 Village at Canterbury 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 **Unit No. 18** as set forth on Exhibit "B" hereto.

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	3.4483	1
515	14	3.4483	1
517	14	3.4483	1
519	14	3.4483	1
1		3.4483	1
2		3.4483	1
3		3.4483	1
4		3.4483	1
5		3.4483	1
6		3.4483	1
7		3.4483	1
8		3.4483	1
9		3.4483	1
10		3.4483	1
11		3.4483	1
12		3.4483	1
13		3.4483	1
14		3.4483	1
15		3.4483	1
16		3.4483	1
17		3.4483	1
17		3.4483	1
18		3.4483	1
37		3.4483	1
38		3.4483	1
39		3.4483	1
40		3.4483	1
41		3.4483	1
42		3.4483	1
Total	29	100%	29

EXISTING FEATURES LEGEND

- Existing Curb
- Existing Concrete Sidewalk
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Manhole
- 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 SPACES
- PROPOSED 6' HIGH BUFFER YARD FENCE
- PROPOSED POLL MOUNTED LIGHT FIXTURE
- PROPOSED STREET LIGHT / SITE INTERSECTION LIGHT

EXISTING CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
PC1	176.06'	268.63'	N 89° 51' 27" W	172.93'	37° 33' 08"
PC2	144.96'	268.63'	S 25° 54' 26" W	143.21'	30° 55' 08"
PC3	204.83'	444.12'	S 23° 39' 36" W	203.02'	26° 25' 29"
PC4	70.44'	125.87'	S 62° 57' 54" W	70.38'	8° 28' 51"
PC5	62.58'	77.87'	N 9° 26' 22" E	60.91'	46° 02' 44"
PC6	61.40'	517.64'	N 52° 32' 48" E	61.36'	6° 47' 46"
PC7	294.23'	444.12'	N 67° 53' 38" E	288.88'	37° 57' 30"
PC8	218.42'	475.68'	N 73° 39' 36" E	212.53'	26° 25' 29"
PC9	276.70'	236.66'	S 65° 03' 36" E	261.18'	6° 02' 47"
PC10	15.34'	65.00'	N 70° 08' 36" E	15.32'	10° 13' 12"
PC11	33.92'	86.00'	N 86° 31' 10" E	33.70'	22° 35' 56"
PC12	26.25'	46.00'	S 80° 24' 14" W	25.99'	32° 49' 05"

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: 11/1/23

WITHDRAWN

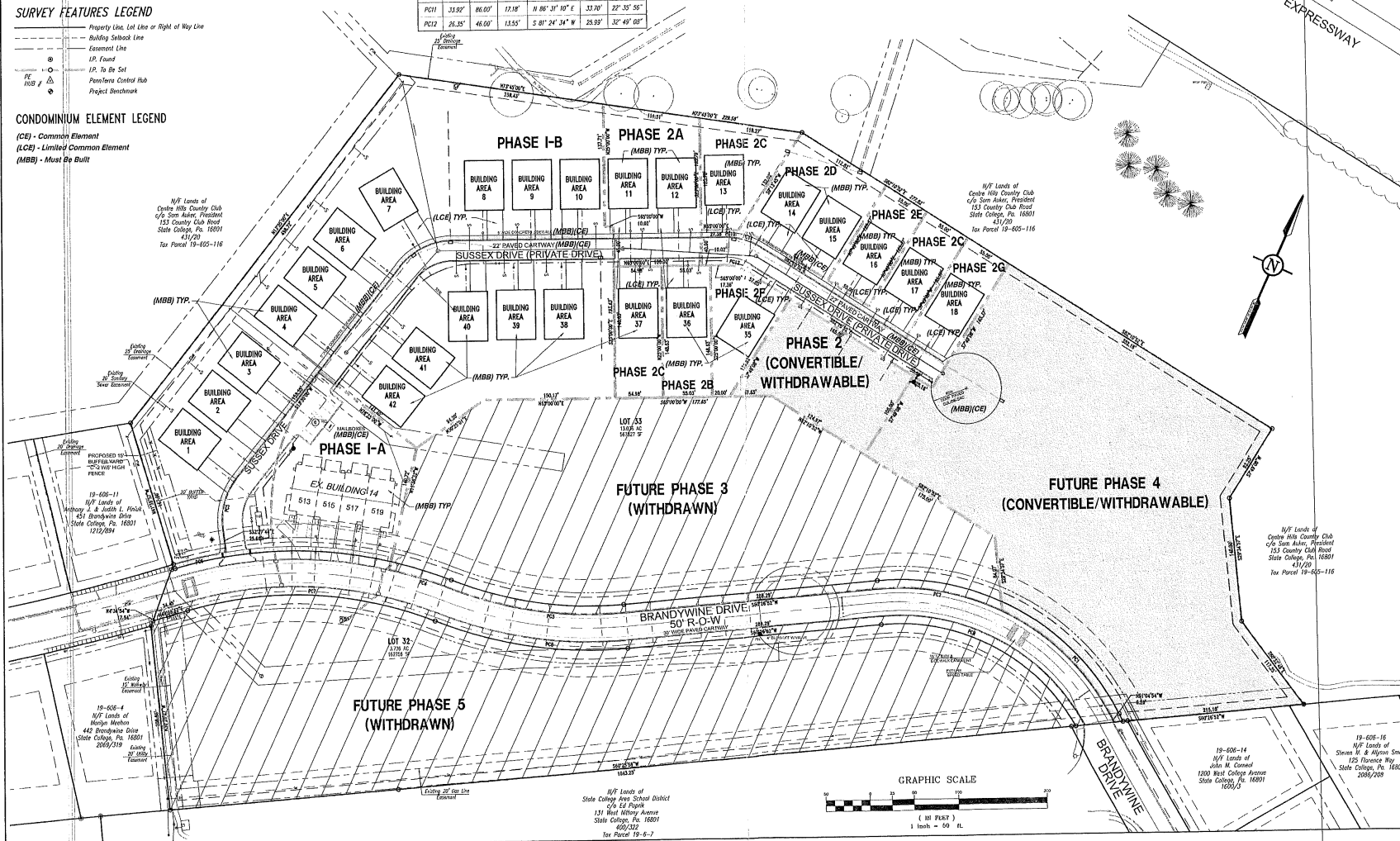
CONVERTIBLE/WITHDRAWABLE

SURVEY FEATURES LEGEND

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

CONDOMINIUM ELEMENT LEGEND

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



PennTerra
ENGINEERING INC.

CENTRAL PENNSYLVANIA
REGION OFFICE
3075 ENTERPRISE DRIVE
STATE COLLEGE, PA 16801
PH: 814-231-9285
FAX: 814-237-2308

LANCASTER
REGION OFFICE
3004 B ABEL DRIVE
COLLEGE PARK, PA 17512
PH: 717-522-5031
FAX: 717-522-5016

WWW.PENNTERRA.COM

CERTIFICATE 2023 BY THE ENGINEER
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

DATE: 11/1/23

BY: [Signature]

ALL RIGHTS RESERVED

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