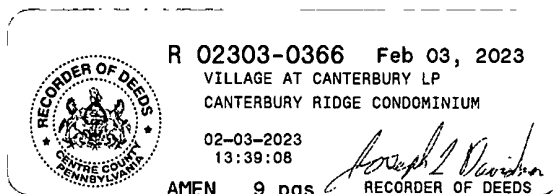


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RECORDING INSTRUCTIONS: Please index this document in the name of the condominium known as **The Canterbury Ridge Condominium** in both the Grantee and Grantor indices, as required by §3201 of the Pennsylvania Uniform Condominium Act (68 P.S. §3101 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
3rd 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Building 21 (Units 21A, 21B, 21C, 21D, 21E and 21F) and Building 22 (Units 22A, 22B, 22C, 22D, 22E and 22F) were withdrawn and redesignated as Convertible/ Withdrawable Real Estate of the Condominium; and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 29, 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, 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 22 (**Unit Nos. 22A, 22B, 22C, 22D, 22E and 22F**) 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 22 (Unit Nos. 22A, 22B, 22C, 22D, 22E and 22F); 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 3, being Building 22 (Unit Nos. 22A, 22B, 22C, 22D, 22E and 22F) 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 3rd 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 3rd 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 3rd 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 and 2702 at Page 477, are not modified by this 3rd Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this 3rd Amendment to be executed this 20th day of December, 2022.

WITNESS:

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

Anthony A. Koch

Paul Copparelli

by: Robert E. Poole, Jr.
Robert E. Poole, Jr., Member

by: Richard F. DeFluri
Richard F. DeFluri, Member

COMMONWEALTH OF PENNSYLVANIA

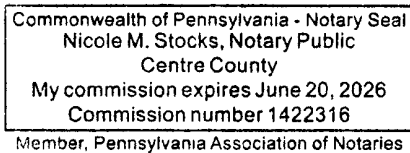
: SS.

COUNTY OF CENTRE

:

On this, the 20th 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 3rd Amendment for The Canterbury Ridge Condominium for the purpose therein contained.

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

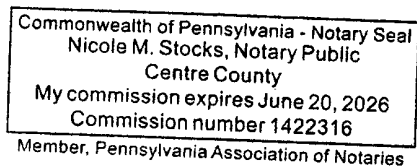


Nicole M Stocks
NOTARY PUBLIC
My Commission Expires: June 20, 2026

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CENTRE :

On this, the 20th 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 3rd 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 22 (Units 22A, 22B, 22C, 22D, 22E and 22F) as set forth in Plat Book 96 at Page 140.

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	5.5555	1
20B	20	5.5555	1
20C	20	5.5555	1
20D	20	5.5555	1
20E	20	5.5555	1
20F	20	5.5555	1
21A	21	5.5555	1
21B	21	5.5555	1
21C	21	5.5555	1
21D	21	5.5555	1
21E	21	5.5555	1
21F	21	5.5555	1
22A	22	5.5555	1
22B	22	5.5555	1
22C	22	5.5555	1
22D	22	5.5555	1
22E	22	5.5555	1
22F	22	5.5555	1
Total 18		100%	18