



R 02309-0871 Aug 11, 2023
VILLAGE AT CANTERBURY LP
CANTERBURY RIDGE CONDOMINIUM ASSOCIA

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RECORDER OF DEEDS

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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
4th 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Building 21 (Units 21A, 21B, 21C, 21D, 21E and 21F) and Building 22 (Units 22A, 22B, 22C, 22D, 22E and 22F) were withdrawn and redesignated as Convertible/ Withdrawable Real Estate of the Condominium; and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, 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 4, consisting of Building 23 (**Unit Nos. 23A, 23B, 23C, 23D, 23E and 23F**) 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 23 (Unit Nos. 23A, 23B, 23C, 23D, 23E and 23F); 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:

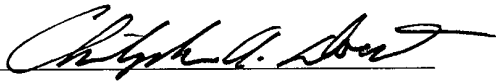
- I. That Phase 4, containing Building 23 (Unit Nos. 23A, 23B, 23C, 23D, 23E and 23F) as set forth in Exhibit "A" attached hereto, which was part of Exhibit "C", as amended, as filed to the Declaration recorded in Record Book 2297 at Page 825, as amended, is converted and will hereinafter become a part 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 4th 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 4th Amendment.

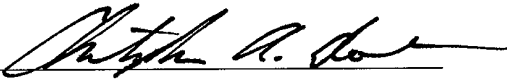
- IV. That the original Declaration Plat, filed as Exhibit "D" to the Declaration, as amended, is further amended, and a new Declaration Plat, identified as the Exhibit "B" to this 4th Amendment is substituted in its place.
- V. That the original Exhibit "E" to the Declaration, as amended, is further 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, and 2303 at Page 366, are not modified by this 4th Amendment and shall remain in full force and effect.

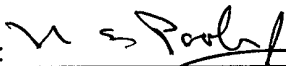
IN WITNESS WHEREOF, the Parties hereto have caused this 4th Amendment to be executed this 4th day of August, 2023.

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

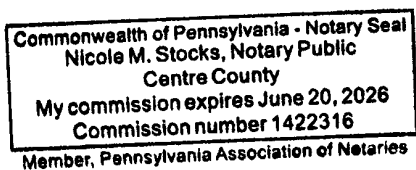
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SS.

COUNTY OF CENTRE

On this, the 4th day of August, 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 4th 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:

COMMONWEALTH OF PENNSYLVANIA

:

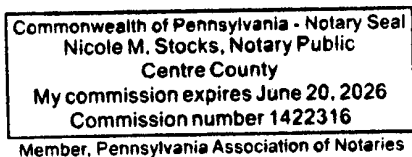
SS.

COUNTY OF CENTRE

:

On this, the 4th day of August, 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 4th 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:

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 4 and containing Building 23 (Units 23A, 23B, 23C, 23D, 23E and 23F) 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 the northeastern corner of lands designated as Phases 1, 2 and 3 on the Amended Condominium Declaration Plan prepared by PennTerra Engineering, Inc., dated July 27, 2023 and attached to this 4th Amendment as Exhibit "B", thence along said right-of-way for Brandywine Drive (50' R-O-W) along a curve to the left having a radius of 475.88 feet, an arc of 11.50 feet, and a chord bearing of North 61 degrees 08 minutes 24 seconds East for a distance of 11.50 feet to a point; thence from said point North 60 degrees 26 minutes 52 seconds East for a distance of 153.80 feet to a point; thence from said point and along lands designated as Convertible/ Withdrawable South 29 degrees 33 minutes 27 seconds East for a distance of 144.16 feet to a point along lands now or formerly of State College Area School District; thence along said lands now or formerly of State College Area School District South 60 degrees 26 minutes 33 seconds West for a distance of 165.31 feet to a point along lands designated as Phases 1, 2 and 3; thence along said lands designated as Phases 1, 2 and 3 North 29 degrees 33 minutes 08 seconds West for a distance of 144.31 feet to a point along the right-of-way for Brandywine Drive (50' R-O-W), being the place of BEGINNING. CONTAINING 0.547 acres.

SAID legal description taken from the Amended Condominium Declaration Plan prepared by PennTerra Engineering, Inc., dated July 27, 2023 and attached to this 4th Amendment as Exhibit "B", being designated as Phase 4.

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 HANGAR ACCESS LOCATION
- PROPOSED NUMBER OF PARKING STALLS
- PROPOSED 6' HIGH BUFFER YARD FENCE
- PROPOSED POLE MOUNTED LIGHT FIXTURE
- PROPOSED STREET LIGHT / SITE INTERSECTION LIGHT

EXISTING CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
PC1	144.85'	263.63'	74.29'	5 25' 54" 36" W	143.21'	30' 55' 00"
PC2	204.63'	444.13'	104.97'	5 27' 37' 36" W	203.62'	30' 25' 29"
PC3	70.44'	475.87'	33.29'	5 07' 53' 36" W	70.36'	8' 28' 53"
PC4	294.23'	444.13'	152.74'	5 07' 53' 36" W	288.88'	37' 57' 30"
PC5	202.97'	475.87'	105.67'	5 24' 21' 00" E	208.32'	25' 02' 24"
PC6	11.50'	475.88'	3.75'	N 01' 08' 24" E	11.50'	1' 23' 06"
PC7	278.70'	236.46'	136.63'	N 05' 03' 36" W	261.18'	87' 02' 47"

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: *C. Keith Zuchel* Date: *7-31-2023*

CONDOMINIUM ELEMENT LEGEND

- (CE) - Common Element
- (LCE) - Limited Common Element
- (MBB) - 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.

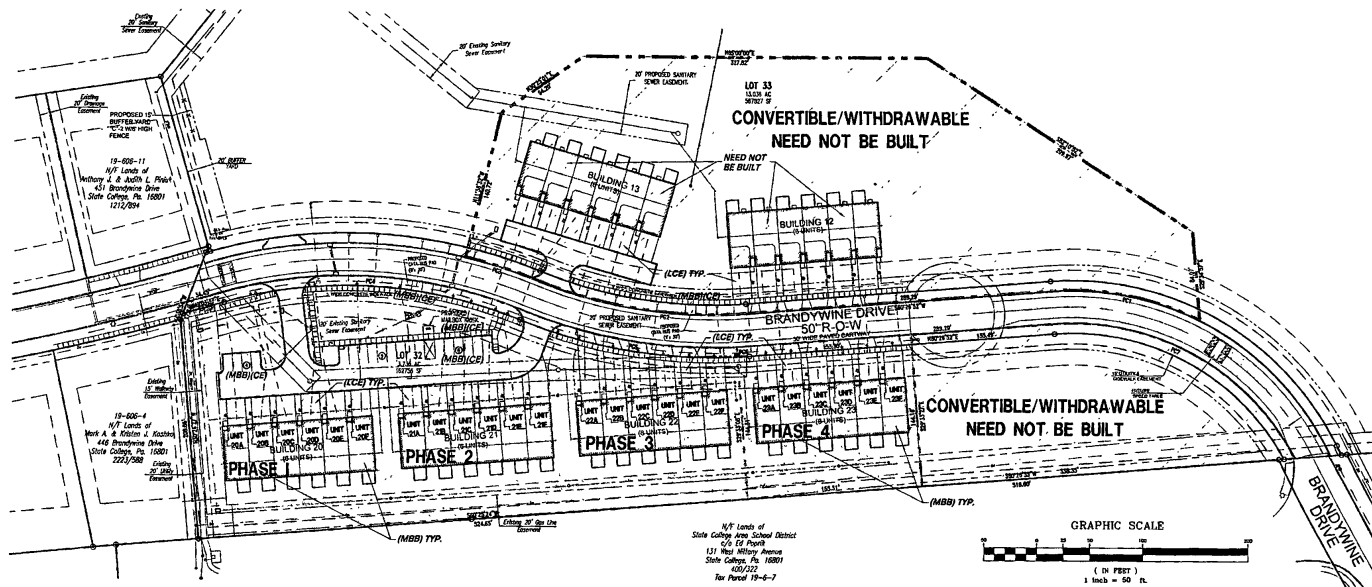
SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- Building Setback Line
- Easement Line
- UP - To Be Set
- UP - To Be Set
- Plan/Terrace Control Hub
- Project Benchmark



CONVERTIBLE/WITHDRAWABLE

PHASE 1 - 4



PennTerra
ENGINEERING INC.

CENTRAL PENNSYLVANIA
REGION OFFICE
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-5265
Fax: 814-237-2308

LANCASTER
REGION OFFICE
3304 B ABEL DRIVE
COLUMBIA, PA 17512
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WWW.PENTERRA.COM

COMPILED 2023 BY THE ENGINEER
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10/2023 (REVISED) PLAN CANTERBURY RIDGE

Level: DEC PLAN

DATE: 7/27/2023

REVISIONS:

DATE: 7/27/2023

REVISIONS:

DATE: 7/27/2023

REVISIONS:

DATE: 7/27/2023

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DATE: 7/27/2023

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	4.1666	1
20B	20	4.1666	1
20C	20	4.1666	1
20D	20	4.1666	1
20E	20	4.1666	1
20F	20	4.1666	1
21A	21	4.1666	1
21B	21	4.1666	1
21C	21	4.1666	1
21D	21	4.1666	1
21E	21	4.1666	1
21F	21	4.1666	1
22A	22	4.1666	1
22B	22	4.1666	1
22C	22	4.1666	1
22D	22	4.1666	1
22E	22	4.1666	1
22F	22	4.1666	1
23A	23	4.1666	1
23B	23	4.1666	1
23C	23	4.1666	1
23D	23	4.1666	1
23E	23	4.1666	1
23F	23	4.1666	1
Total	24	100%	24