



R 02301-0825 Dec 13, 2022

Village at Canterbury LP
Canterbury Ridge Condominium Association

12/13/2022
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AMEN 11pgs RECORDER OF DEEDS
Electronically Recorded / Submitted by Simplifile

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19-606-,100B,506B-
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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
1st 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, guidelines established by national and regional agencies or entities require a certain percentage of the Units in a Condominium to be sold as a financing condition; and

WHEREAS, pursuant to the Act at Section 3219(f) and Article XIV, Section 14.2 of the Declaration, it is the judgment of the Executive Board of The Canterbury Ridge Condominium Association, Inc. that the following amendment is necessary to conform to the requirements of an agency or entity that has established national or regional standards with respect to loans secured by mortgages or deeds of trust on Units in this Condominium Development based on an independent legal opinion; and

WHEREAS, pursuant to Sections 3219(a)(3)(i)(C), 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 & C) and Article I, Section 1.3.1(hh), Article XIV, Section 14.1, Article XXI, Declarant desires to withdraw and redesignate as Convertible/ Withdrawable Real Estate part of the real estate designated in Exhibit "B" of the Declaration consisting of Building 21 (Units 21A, 21B, 21C, 21D and 21E) and Building 22 (Units

22A, 22B, 22C, 22D and 22E) 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, to comply with the banking standards with respect to the number of Units sold to qualify for Unit financing; and

WHEREAS, Declarant desires to amend the Declaration Plat to accommodate the withdrawal and redesignation of two (2) condominium buildings containing twelve (12) single-family detached condominium Units as future Convertible/ Withdrawable Real Estate; and

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

NOW THEREFORE, Declarant and the Association declare as follows:

- I. That Buildings 21 and 22, containing Unit Nos. 21A, 21B, 21C, 21D, 21E, 22A, 22B, 22C, 22D and 22E as set forth in Exhibit "A" attached hereto, which were part of Exhibit "B" as filed to the Declaration recorded in Record Book 2297 at Page 825, are withdrawn and shall hereafter become Convertible/ Withdrawable Real Estate of The Village at Canterbury Condominium, a Pennsylvania Flexible Condominium.
- II. Declarant specifically reserves the right to convert or withdraw said Building 21 (Units 21A, 21B, 21C, 21D and 21E) and Building 22 (Units 22A, 22B, 22C, 22D and 22E) at a subsequent time.
- III. That the original Exhibit "B" to the Declaration is amended to reflect the withdrawal and redesignation of Buildings 21 and 22 as set forth in Exhibit "A" to this 1st Amendment.
- IV. That the original Exhibit "C" to the Declaration is amended to reflect the withdrawal as set forth in Exhibit "B" to this 1st Amendment.
- V. That the original Declaration Plat, filed as Exhibit "D" to the Declaration, is amended, and a new Declaration Plat, identified as the Exhibit "C" to this 1st Amendment is substituted in its place.
- VI. That the original Exhibit "E" to the Declaration is amended to reflect the withdrawal and redesignation of additional Convertible/ Withdrawable Real Estate, and the new listing of Units, their identifying numbers and their percentage interest, attached hereto as Exhibit "D", is substituted in its place.
- VII. All other terms and conditions of the Declaration recorded in Record Book 2297 at Page 825 are not modified by this 1st Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this 1st Amendment to be executed this 9th day of December, 2022.

WITNESS:

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

Christopher A. Dochat
Paul Capparelle

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

The Canterbury Ridge Condominium
Association

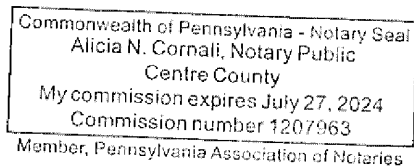
Amanda L. Nelson

by: Christopher A. Dochat
Christopher A. Dochat, President

COMMONWEALTH OF PENNSYLVANIA :
 : ss.
COUNTY OF CENTRE :

On this, the 9th 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 1st Amendment for The Canterbury Ridge Condominium for the purpose therein contained.

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

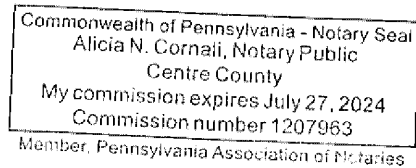


Alicia N. Cornali
NOTARY PUBLIC
My Commission Expires: July 27, 2024

COMMONWEALTH OF PENNSYLVANIA :
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 : ss.
COUNTY OF CENTRE :

On this, the 9th 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 1st Amendment for The Canterbury Ridge Condominium for the purpose therein contained.

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



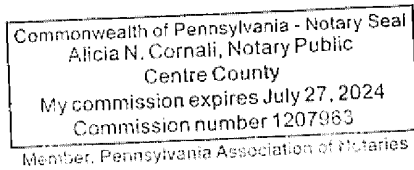
Alicia N. Cornali
NOTARY PUBLIC/
My Commission Expires: July 27, 2024

COMMONWEALTH OF PENNSYLVANIA :
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COUNTY OF CENTRE :

ss.

On this, the 9th day of December, 2022, before me, a Notary Public, in and for said Commonwealth, personally appeared, **Christopher A. Dochat**, who, after being duly sworn according to law, depose and say that he is a President of The Canterbury Ridge Condominium Association, and that he is authorized to execute the 1st Amendment for The Canterbury Ridge Condominium Association 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

EXHIBIT "A"

**Legal Description of Area to be Withdrawn and redesignated as Convertible/
Withdrawable Real Estate 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 21 (Units 21A, 21B, 21C, 21D and 21E) and Building 22 (Units 22A, 22B, 22C, 22D and 22E) as set forth in Plat Book 96 at Page 140.

EXHIBIT "B"
Legal Description of Convertible/ Withdrawable Real Estate

Tract One - PHASE 3

BEGINNING at a point of land being along the northern edge of the right-of-way for Brandywine Drive (50' R-O-W) and lands now or formerly of The Village at Canterbury Condominium (Phase 1-A), thence along said lands now or formerly of The Village at Canterbury Condominium (Phase 1-A) North 11 degrees 36 minutes 32 seconds West for a distance of 140.72 feet to a point; thence continuing along said lands now or formerly of The Village at Canterbury Condominium (Phase 1-B) 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 327.82 feet to a point; thence from said point; thence from said point South 82 degrees 10 minutes 52 seconds East for a distance of 299.97 feet to point; thence from said point South 29 degrees 34 minutes 57 seconds East for a distance of 84.07 feet to a point along the northern edge of the right-of-way for Brandywine Drive (50' R-O-W); thence along said right-of-way along a curve to the left having a radius of 268.63 feet, an arc of 144.96 feet, and a chord bearing of South 75 degrees 54 minutes 26 seconds West for a distance of 143.21 feet to a point; thence from said point South 60 degrees 26 minutes 52 seconds West for a distance of 289.29 feet to a point; thence from said point along the curve to the right having a radius of 444.12 feet, and arc of 204.83 feet, and a chord bearing of South 73 degrees 39 minutes 36 seconds West for a distance of 203.02 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 chord bearing of South 82 degrees 37 minutes 54 seconds West for a distance of 70.38 feet to a point along lands now or formerly of The Village at Canterbury Condominium, being the place of BEGINNING. CONTAINING 3.008 acres.

SAID legal description taken from the Condominium Plan for Restatement of Condominium Declaration Plan for The Village at Canterbury, prepared by PennTerra Engineering, Inc., dated September 16, 2021 and attached as Exhibit "D" to the original Declaration.

Tract Two - Residuary of PHASE 5

BEGINNING at a point of land being along the southern edge of the right-of-way for Brandywine Drive (50' R-O-W) and the northeastern corner of land designated as Phase 1, thence along said right-of-way 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 289.29 feet to a point; thence from said point along a curve the right having a radius of 236.46 feet, an arc of 276.70 feet, and a chord bearing of South 86 degrees 03 minutes 36 seconds East for a distance of 261.18 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 518.60 feet to a point along lands designated as Phase 1; thence

along said lands designated as Phase 1 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 1.516 acres.

SAID legal description taken from the Condominium Declaration Plan for The Canterbury Ridge Condominium, prepared by PennTerra Engineering, Inc., dated July 22, 2022, and attached to the original Declaration as Exhibit "D".

TOGETHER WITH Building 21 (Units 21A, 21B, 21C, 21D and 21E) and Building 22 (Units 22A, 22B, 22C, 22D and 22E).

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Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group and the experimental group. The control group was divided into two subgroups: the control group and the experimental group. The experimental group was divided into two subgroups: the control group and the experimental group. The control group was divided into two subgroups: the control group and the experimental group. The experimental group was divided into two subgroups: the control group and the experimental group.

Ordinarian Declaration: Film Certification

I, John A. Kelly, being a duly qualified and duly sworn member of the Producers Guild of America, do hereby certify that the film entitled THE GODFATHER PART II is a work of art, the production of which was not financed, produced, distributed, or exhibited for profit, and that the film is not obscene, libelous, defamatory, or in violation of any law.

Signature: John A. Kelly Date: 10/10/78

Print Name: John A. Kelly Title: President

ORDINARIAN ELEMENT LENSED

2010 • Volume 10 • Number 10 • October 2010
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21. *Explain the difference between the two types of sampling methods: simple random sampling and systematic sampling. Give an example of each.*

NEED NOT BE DULY
CONVERTIBLE WITHDRAWABLE

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1. Explain the importance of the
document.
 2. Identify the author and the
date.
 3. Summarize the main points.
 4. Identify the key words.
 5. Identify the key phrases.
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Bombard No. 5233



EXHIBIT
C

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EXHIBIT "D"

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	16.6667	1
20B	20	16.6667	1
20C	20	16.6667	1
20D	20	16.6667	1
20E	20	16.6667	1
20F	20	16.6667	1
Total	6	100%	6