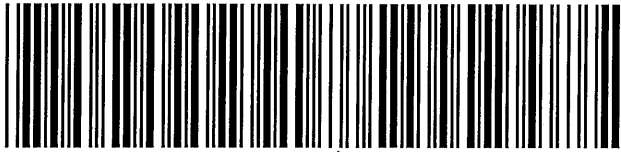


Centre County
Recorder Of Deeds

414 Holmes Street Suite 1
Bellefonte, PA 16823
814-355-6801



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Instrument # 1074

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R 02216-0141 May 23, 2018

VILLAGE HEIGHTS CONDOMINIUMS

VILLAGE HEIGHTS CONDOMINIUMS

05-23-2018
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AMEN

5 pgs

Joseph L. Davidson
RECORDER OF DEEDS

AMENDMENT TO DECLARATION OF CONDOMINIUM

VILLAGE HEIGHTS, a Condominium

College Township, Pennsylvania

Pursuant to the Provisions of the Pennsylvania Uniform Condominium Act,

68 Pa.C.S. Section 3101, et seq., as amended

AMENDMENT TO DECLARATION OF CONDOMINIUM

VILLAGE HEIGHTS, a Condominium

This amendment is made this 9 day of May, 2018, to the Declaration of Condominium of Village Heights, a condominium, by the Village Heights Condominium Association, Inc. (hereinafter referred to as "Association").

WITNESSETH

WHEREAS, pursuant to a certain declaration of condominium dated January 23, 1998, and executed by Brookline Associates, L.P. (hereinafter "Developer"), and recorded in the office of the Recorder of Deeds of Centre County, Pennsylvania in Centre County Record Book 974, page 563, Declarant submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S. Section 3101, et seq., as amended (1993) (hereinafter referred to as the "Act"), certain real estate, described in the Declaration, located in College Township, Centre County, and known as "Village Heights Condominium"; and

WHEREAS, the Association now desires to amend the Declaration of Condominium with respect to the ability of unit owners to lease their units; and

WHEREAS, on April 16, 2018, notice of the proposed amendment was sent to all unit owners, and the said amendment was approved by 90% of the owners of units in Village Heights; and

WHEREAS, the Executive Board, upon receipt of the vote of the unit owners, passed a motion to amend the Declaration of Condominium in accordance with the provisions of the Declaration of Condominium and the Act.

NOW, THEREFORE, pursuant to the Declaration of Condominium and the Act, the Association, with the assent of at least 67% of the current unit owners, and with the approval of the Executive Board, hereby amends Article VIII, Section 8.1 of the Declaration by deleting the original language in its entirety, and replacing the language of that section as follows:

8.1 LEASING.

It is intended that Village Heights be an owner-occupied association.

- a. No unit may be purchased to be used as a rental unit. Any Unit that is leased as of April 16th, 2018 can continue to be used as a rental property for so long as that owner owns the property, whether a particular lease expires or not. The Unit Owner can continue to lease the "grandfathered" property until such time as the Unit becomes owner-occupied or is sold to a new owner. The renewal of any such lease must comply with these conditions.
- b. No Unit may be used as a corporate apartment.
- c. No Unit may be used as part of a home exchange program, including without limitation use as an Airbnb or any similar rental program.
- d. In the event of special circumstances, Unit Owners or their Power of Attorney may present a written request to the Board of Directors requesting permission to lease for a period of not more than 12 months. Special circumstances may include but are not limited to estate settlement issues, health issues, temporary job assignment or unanticipated events that create hardship.
- e. No unit may be leased without first obtaining the approval of the Board of Directors
- f. All leases of Units must be in writing.
- g. All leases of Units must be for the entire Unit.
- h. All fees and assessments for the Unit must be kept current.
- i. Units shall be occupied as a residence for the use of one (1) family. A family shall consist of: 1.) two persons who are related by blood, marriage or adoption, and who are 55 years of age or older; or 2.) no more than two (2) unrelated persons, and who are 55 years of age or older.
- j. No pets will be permitted to any Lessee.
- k. All leases of Units must be approved by the Board of Directors prior to the effective date of the lease. In reviewing a lease for approval, the Board shall confirm that the lease complies with the following language:

1. The lease should be for not less than six (6) months and not more than twelve (12) months. The Board in its discretion for good cause shown may extend the lease for up to an additional twelve (12) months.
 2. Any lessee(s) shall be subject to the same provisions of the Declaration, By-Laws and duly promulgated rules and regulations of the condominium as are the owners of the Units.
 3. The Lessee is subject to all provisions as affect the Unit Owner with regards to possession, use and occupancy, and shall abide with all of the rules, regulations, By-Laws and the Declaration (as amended) of the association. Failure of the Lessee to comply with such provisions can result in termination of the lease by the Board.
 4. The Lessee will be provided with a copy of, or be provided access to, the covenants, conditions, and restrictions set forth in the Declaration as well as the By-Laws, rules, and regulations or the condominium.
 5. The Unit Owner is responsible for the payment of all fees and assessments of the condominium association. The Lessee is not liable for the Unit Owner's failure to pay such fees and assessments.
- l. The Board of Directors must act to approve or disapprove a lease within fourteen (14) days of receiving a written copy of the proposed lease.
 - m. The renewal of leases must be approved in the same manner as new leases.

Except as specifically amended hereby, the Declaration shall remain in full force and effect, and all items used herein shall have the meaning set forth and shall be interpreted in accordance with the Declaration.

IN WITNESS WHEREOF, the said Village Heights Condominium Association has caused it name to be signed to these presents by its president of the Executive Board in this

9 day of May, 2018.

VILLAGE HEIGHTS CONDOMINIUM ASSOCIATION

By: 
President of Executive Board

COMMONWEALTH OF PENNSYLVANIA}

COUNTY OF CENTRE

} SS:
}

On this 9 day of May, 2018, before me, a notary public, the undersigned officer, personally appeared Gerald C. Dobbs who acknowledged himself to be the President of the Executive Board of the Village Heights Condominium Association, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name thereon.

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

Paula S. Sampsel
Notary Public

