



R 02269-0794 Apr 05, 2021

Collegiate Station Condominium Assoc Inc
Collegiate Station Condominium Assoc Inc

04/05/2021
15:21:45

A handwritten signature in cursive script, appearing to read "Joseph L. Davidson".

AMEN 7pgs

RECORDER OF DEEDS

Electronically Recorded / Submitted by Simplifile

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM

THE COLLEGIATE STATION,

A Condominium

Patton Township, Centre County, Pennsylvania

Pursuant to the Provisions of the Pennsylvania Uniform Condominium Act

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

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM

THE COLLEGIATE STATION, a Condominium

This amendment is made this 21st day of December, 2020, to the Declaration of Condominium of The Collegiate Station, a Condominium, by The Collegiate Station Condominium Association, Inc., (hereinafter referred to as "Association").

WITNESSETH

WHEREAS, pursuant to a certain declaration of condominium dated January 15, 2009, and executed by Pinnacle Development, LLC, Pinnacle Development 2, LLC, and Pinnacle Development 2/Gregory Limited Liability Company I Joint Venture (hereinafter collectively "Declarants"), and recorded in the office of the Recorder of Deeds of Centre County, Pennsylvania in Centre County Record Book 2027, page 153, Declarants 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 Patton Township and known as "The Collegiate Station Condominium;" and

WHEREAS, the Declaration was amended by that certain "1st Amendment of the Declaration of Condominium" dated September 6, 2012, and recorded on October 12, 2012 in Centre County Record Book 2111, page 389;

WHEREAS, the Declaration was further amended by that certain "2nd Amendment of the Declaration of Condominium" dated March 10, 2016, and recorded in Centre County Record Book 2177, page 629;

WHEREAS, the Association now desires to amend the Declaration of Condominium with respect to the designation of limited common elements and common elements;

WHEREAS, on February 13, 2020, notice of the proposed amendment was sent to all unit owners, and the said amendment was approved by 100% of the owners of units in The Collegiate Station Condominium; and

WHEREAS, on February 11, 2020, a letter along with the proposed amendment was sent to the holders of all mortgages that encumber the units in The Collegiate Station Condominium and directed the mortgage holders to either signify their consent or objection to the proposed amendment within 45 days, and more than 50% of such mortgage holders signified their consent, either expressly or by implication; and

WHEREAS, ON DECEMBER 17, 2020, the Village at Penn State Master Association Executive Board gave its approval to the proposed amendment; and

WHEREAS, the Executive Board, upon receipt of the vote of the unit owners and mortgage holders, 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 III of the Declaration, as previously amended, by replacing that provision in its entirety with the following language:

“ARTICLE III
ALLOCATION AND RESTRICTIN OF COMMON
ELEMENTS AND LIMITED COMMON ELEMENTS

”Section 3.1 Limited Common Elements.

3.1.1 The following portions of the Condominium are hereby designated as Limited Common Elements:

- a. The water line, sewer line, utility lines, and interior plumbing serving the Unit not located within the title lines or boundaries of the Unit.
- b. Porch and patio areas attached to each Unit as defined on the Declaration Plat.
- c. Exterior pole lighting.
- d. Any portion of a chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture that lies partially in and partially outside the designated boundaries of a unit, and that serves only that unit.
- e. Shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios, decks, and all exterior doors and windows or other fixtures designed to serve a single unit, but located outside the unit’s boundaries.
- f. Sidewalks within the Condominium that are not identified on the Declaration Plat and not dedicated to the Township.
- g. Driveways from public roadways to the individual Units.
- h. Those areas indicated on the Declaration Plat attached to this Third Amendment to Declaration.

“Section 3.2 Common Elements.

3.2.1 The Common Elements of the Condominium include, but are not limited to, the following:

- a. Sidewalks within the Condominium that are identified on the Declaration Plat but not dedicated to the township.
- b. The exterior of the Buildings including the roofs, plus all curtilage and landscaping directly appurtenant to the Property, but specifically excluding any doors and windows.
- c. Any portion of a chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture that lies partially in and partially outside the designated boundaries of a single unit, and that serves either (i) more than one unit or (ii) any portion of the common elements.
- d. All additional Open Space, including landscaping.

- e. All stormwater management areas and easements not dedicated to the township.
- f. Sidewalk corridor areas between buildings as shown on the Declaration Plat attached to this Third Amendment to Declaration.
- g. Retaining wall at corner of Woodledge Drive and Beaumanor Road.
- h. Those areas indicated on the Declaration Plat attached to this Third Amendment to Declaration.

“The Common Elements of the Master Association shall be the same as Article III, Section 3.1, Section 3.2, Section 3.4, Section 3.5, and Section 3.10 of the Master Planned Unit Development Declaration.

“Section 3.3 Reserved Common Elements.

3.3.1 Reserved Common Elements are those parts of the Common Elements which the Executive Board may designate from time to time for use by less than all of the Unit Owners or non-Owners of any Units for specified periods of time, or by those persons paying applicable fees or satisfying other reasonable charges or conditions for use as may be established by the Executive Board.”

Except as specifically amended hereby, the Declaration, as previously amended, 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 The Collegiate Station Condominium Association, Inc. has caused its name to be signed to these presents by its president of the Executive Board in this 21st day of December, 2020

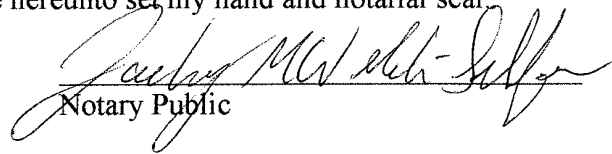
THE COLLEGIATE STATION
CONDOMINIUM ASSOCIATION, INC.

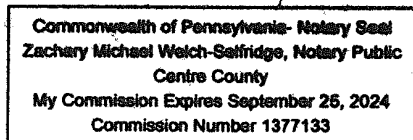
By: Dennis J. Chew
President of the Executive Board

COMMONWEALTH OF PENNSYLVANIA} SS:
COUNTY OF CENTRE }

On this 29th day of March, 2021, before me, a notary public, the undersigned officer, personally appeared David I Chew, President of the Executive Board of The Collegiate Station Condominium Association, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within indenture, and acknowledged that he executed the same for the purpose therein contained.

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


Notary Public



[illegible]