

Centre County
Recorder Of Deeds

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



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R02111/0389 11 pages

Instrument # 780

Header Page

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Return To:

S&A HOMES
C/O CANDACE WHITEFIELD
2121 OLD GATESBURG RD STE 200
STATE COLLEGE PA 16803

ADEM

11-10



R 02111-0389 Oct 12, 2012
 PINNACLE DEVELOPMENT LLC
 PINNACLE DEVELOPMENT LLC
 10-12-2012
 14:02:13
 ADEM 11 pgs
 RECORDER OF DEEDS

18.50
 14.00
 3.50
 2.00

**The Collegiate Station Condominium,
 a Pennsylvania Flexible Condominium Development
 1st Amendment of the Declaration of
 Condominium**

38.00

WHEREAS, by a Condominium Declaration dated January 15, 2009 and recorded January 30, 2009 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 2027 at Page 153 (hereinafter the "Declaration"), Declarants Pinnacle Development, LLC, Pinnacle Development 2, LLC, Pinnacle Development 2/Gregory Limited Liability Company I Joint Venture (hereinafter collectively referred to as "Declarants"), created a flexible sub-planned condominium known as **The Collegiate Station Condominium**; and

WHEREAS, pursuant to the Special Declarant Rights reserved under the Declaration and the Preliminary/ Final Land Development Plan, Minor Revision Plan for Phase 7 of The Village at Penn State dated July 6, 2012 and recorded 10-12-12 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Plan Book ~~2021~~ at Page ~~153~~, Declarants desire to amend the Declaration to permit construction of single-family detached residential dwelling Units in addition to detached courtyard residential dwelling Units; and

WHEREAS, pursuant to the Act at Section 3219(a) and Article XIII of the Declaration, the Declarants, joined by all current Unit Owners, seek to amend and/or delete provisions of the Declaration to decrease the number of Units from twenty (20) detached courtyard residential dwelling Units to four (4) detached courtyard residential dwelling Units and nine (9) single-family detached residential dwelling Units in this Phase 1; and

WHEREAS, Declarants desire to amend the Exhibit "D", being the Declaration Plat, to illustrate this amendment; and

WHEREAS, Declarants desire to amend Exhibit "E" as filed to the Declaration to update the Identifying Number, Percentage Interest, Votes and Common Expense Liabilities; and

NOW THEREFORE, the Declarants, joined by all current Unit Owners in the Condominium, declare the following paragraphs of the Declaration amended and/or deleted as follows:

- I. Article II, Section 2.5 entitled Flexible Condominium and Maximum Number of Units of the Declaration is deleted in its entirety and replaced as follows:

The maximum number of Units created by the Declarant pursuant to Section 3215 (c) of the Act is eighty-four (84).

It is the Declarants' intention to submit this development in multiple phases. Phase One shall consist of two tracts on each side of Woodledge Drive, which is to become a public street. Phase One shall contain four (4) detached courtyard residential dwelling Units and nine (9) single-family detached residential dwelling Units on 2.62 acres +/-.

- II. Exhibit "D" of the Declaration, being the Declaration Plat, is deleted in its entirety and replaced by Exhibit "D" attached and recorded hereto.
- III. Exhibit "E" of the Declaration is deleted in its entirety and replaced by Exhibit "E" attached and recorded hereto.
- IV. All other terms and conditions of the Declaration as originally dated January 15, 2009 and recorded January 30, 2009 in Record Book 2027 at Page 153 are not modified by this 1st Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this 1st Amendment this
6th day of September, 2012.

WITNESS

CS Whitefield

DECLARANTS
Pinnacle Development, LLC

By: [Signature]
Robert E. Poole, Jr., President/Managing
Member

Pinnacle Development 2, LLC

CS Whitefield

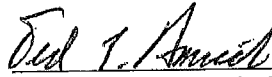
By: [Signature]
Robert E. Poole, Jr., Managing Member

Pinnacle Development 2/ Gregory Limited Liability
Company I Joint Venture

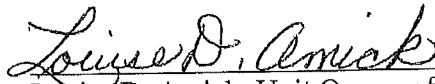
CS Whitefield

By: [Signature]
Robert E. Poole, Jr., Managing Member

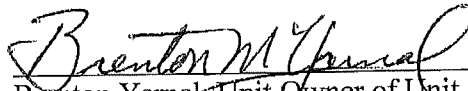
The undersigned Unit Owners in The Collegiate Station Condominium hereby consent to and agree to be bound by the terms and conditions of this 1st Amendment.



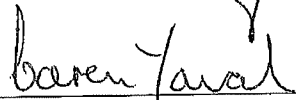
Ted E. Amick, Unit Owner of Unit 1771



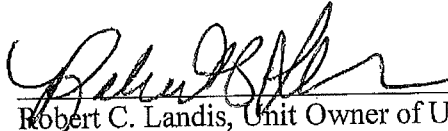
Louise D. Amick, Unit Owner of Unit 1771



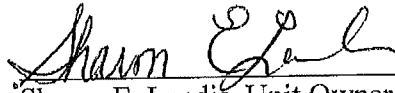
Branton Yarnal, Unit Owner of Unit 1775



Careen Yarnal, Unit Owner of Unit 1775



Robert C. Landis, Unit Owner of Unit 1777



Sharon E. Landis, Unit Owner of 1777

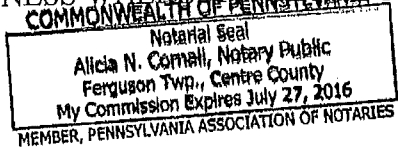
COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF CENTRE

On this, the 6 day of September, 2012, before me, a Notary public, in and for said Commonwealth, personally appeared, **Robert E. Poole, Jr.**, who, after being duly sworn according to law, deposes and says that he is the President/Managing Member of Pinnacle Development, LLC, that he is authorized to execute the amendment 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, 2016

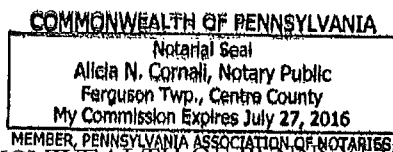
COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF CENTRE

On this, the 6 day of September, 2012, before me, a Notary public, in and for said Commonwealth, personally appeared, **Robert E. Poole, Jr.**, who, after being duly sworn according to law, deposes and says that he is the Managing Member of Pinnacle Development 2, LLC, that he is authorized to execute the amendment 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, 2016

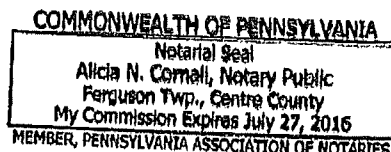
COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF CENTRE

On this, the 6 day of September, 2012, before me, a Notary public, in and for said Commonwealth, personally appeared, **Robert E. Poole, Jr.**, who, after being duly sworn according to law, deposes and says that he is the Managing Member of Pinnacle Development 2/ Gregory Limited Liability Company I Joint Venture, that he is authorized to execute the amendment 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, 2016

COMMONWEALTH OF PENNSYLVANIA

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SS.

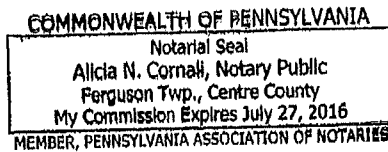
COUNTY OF CENTRE

:

On this the 6 day of September, 2012, before me, the undersigned Notary Public, personally appeared **Ted E. Amick and Louise D. Amick**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Alicia N. Cornali
Notary Public
My commission expires July 27, 2016



COMMONWEALTH OF PENNSYLVANIA

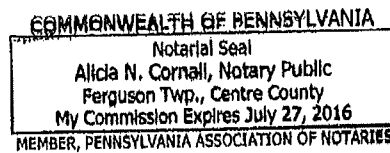
SS.

COUNTY OF CENTRE

On this the 6 day of September, 2012, before me, the undersigned Notary Public, personally appeared **Branton Yarnal and Caren Yarnal**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Alicia N. Cornali
Notary Public
My commission expires July 27, 2016



COMMONWEALTH OF PENNSYLVANIA

:

SS.

COUNTY OF CENTRE

:

On this the 6 day of September, 2012, before me, the undersigned Notary Public, personally appeared **Robert C. Landis and Sharon E. Landis**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Alicia N. Cornali

Notary Public

My commission expires

July 27, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Alicia N. Cornali, Notary Public

Ferguson Twp., Centre County

My Commission Expires July 27, 2016

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "D"

1st Amended Declaration Plat

Recorded on this 12th day of October, 2012, in the Office of the Recorder of Deeds in and for Centre County filed to Record Book 2027 at Page 153.

EXHIBIT "E"

**Identifying Numbers, Voting Interest and
Percentage of Interest of Common Area**

Pursuant to Article II, Section 2.1 of the Declaration of Condominium for The Collegiate Station Condominium.

<u>Unit No.</u>	<u>Voting Interest</u>	<u>Percentage Interest of Common Area</u>
1743	1	7.69%
1747	1	7.69%
1750	1	7.69%
1751	1	7.69%
1754	1	7.69%
1755	1	7.69%
1759	1	7.69%
1763	1	7.69%
1767	1	7.69%
1771	1	7.69%
1773	1	7.69%
1775	1	7.69%
1777	1	7.69%
<hr/>		
TOTAL		
13	13	100%

