

Centre County
Recorder Of Deeds

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Bellefonte, PA 16823
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R02177/0629

3 pages

Instrument # 811

Header Page

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PATRONO & MURPHY LLC
28 WEST MIDDLE STREET
GETTYSBURG PA 17325



R 02177-0629 Mar 21, 2016
COLLEGIATE STATION CONDOMINIUM ASSOC
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Patrono & Murphy

**The Collegiate Station Condominium,
a Pennsylvania Flexible Condominium Development
2nd Amendment of the Declaration of
Condominium**

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, the Declaration was amended by a 1st Amendment dated September 6, 2012 and recorded October 12, 2012 in Record Book 2111 at Page 389, allowing single-family detached residential dwelling Units and courtyard residential dwelling Units; and

WHEREAS, the Declarants' Control Period has expired, and control of the Association is now vested with the Unit Owners; and

WHEREAS, pursuant to the Act at Section 3219(f) and Article XIII, Section 13.2 of the Declaration, it is the judgment of the Executive Board of The Collegiate Station Condominium Association, Inc., that the following amendment is necessary to cure inconsistent and ambiguous provisions between the Declaration and the 1st Amendment based on an independent legal opinion provided to the Executive Board; and

WHEREAS, the Executive Board desires to clarify that all driveways from the public roadway to both the detached courtyard residential dwelling Units and the single-family detached residential dwelling Units shall be a Common Expense.

NOW THEREFORE, the Executive Board of The Collegiate Station Condominium Association, Inc. declares that the following paragraphs of the Declaration, as amended, further amended and/or deleted as follows:

- I. Article III, Section 3.1 of the Declaration is deleted in its entirety and replaced as follows:

Limited Common Elements. The following portions of the building 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. Those areas indicated on the Declaration Plat attached hereto.

II. Article III, Section 3.2 of the Declaration is deleted in its entirety and replaced as follows:

Common Elements. The following portions of the building are hereby designated as Common Elements:

- a. Sidewalks within the Condominium 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 or windows.
- c. All additional Open Space, including landscaping.
- d. All stormwater management areas and easements not dedicated to the township.
- e. Sidewalk corridor areas between buildings as shown on the Declaration Plat.
- f. Retaining wall at corner of Woodledge Drive and Beaumanor Road.
- g. All driveways from the public roadway to both the detached courtyard residential dwelling Units and the single-family detached residential dwelling Units.
- h. Those areas indicated on the Declaration Plat attached hereto.

The Common Elements of the Master Association shall be the same as Article III, Section 3.1, Section 3.2, Section 3.3, Section 3.4, Section 3.5 and Section 3.10 of the Master Planned Unit Development Declaration.

III. 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, as amended in Record Book 2111 at Page 389, are not modified by this 2nd Amendment and shall remain in full force and effect.

10th IN WITNESS WHEREOF, the undersigned have executed this 2nd Amendment this day of March, 2016.

WITNESS

THE COLLEGIATE STATION CONDOMINIUM
ASSOCIATION, INC.

by: The Executive Board

[Signature]

By: Katherine Ann Marusa
Katherine Ann Marusa, President

COMMONWEALTH OF PENNSYLVANIA :

:

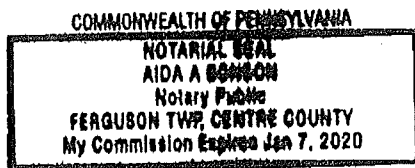
SS.

COUNTY OF CENTRE :

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On this, the 10th day of March, 2016, before me, a Notary public, in and for said Commonwealth, personally appeared, Katherine Ann Marusa, who, after being duly sworn according to law, deposes and says that he/ she is the President of The Executive Board of The Collegiate Station Condominium Association, Inc., and that he/ she is authorized to execute the 2nd Amendment for the purpose therein contained.

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



Aida A. Benson
NOTARY PUBLIC
My Commission Expires: