



R 02341-0176 Feb 10, 2026
 Collegiate Station Condominium Association Inc
 Collegiate Station Condominium Association Inc
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 RECORDER OF DEEDS
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DECLARATION

FOR

**THE COLLEGIATE STATION SUB-PLANNED COMMUNITY,
 A SUB-PLANNED PENNSYLVANIA PLANNED COMMUNITY**

THIS DECLARATION is made this 6th day of November, 2025, by **THE COLLEGIATE STATION HOMEOWNERS ASSOCIATION, INC.**, a Sub-Planned Pennsylvania Planned Community, and by **BRIAN S. HARMON AND MARCI J. HARMON**, husband and wife, of Naples, Florida; **HAPPY VALLEY HOLDINGS, LLC**, a Pennsylvania limited liability company, of Coopersburg, Pennsylvania; **ALFRED FRANK PANDOLFI, III** and **ANDREA LEE PANDOLFI**, husband and wife, of State College, Pennsylvania; **JUDITH GURSAHANEY** and **KAYLA GURSAHANEY**, adult individuals of Boca Raton, Florida; **JONELLE DICKSON-PROKOPCHAK**, an adult individual of State College, Pennsylvania; **KATHERINE A. MARUSA**, an adult individual of State College, Pennsylvania; **DAVID J. CHEW AND PATRICIA A. CHEW**, husband and wife, of State College, Pennsylvania; **DAVID J. MINKOFF AND DEBORAH M. MINKOFF**, husband and wife, of Elkins Park, Pennsylvania; **WALTER R. BASHAW, II AND MEGAN E. BASHAW**, husband and wife, of Pittsburgh, Pennsylvania; **LAURENE B. KANE, TRUSTEE OF THE LAURENE B. KANE REVOCABLE LIVING TRUST, DATED NOVEMBER 24, 1997**, of Falls Church, Virginia; **WILLIAM S. HARTMAN, III AND DOROTHY L. HARTMAN**, husband and wife, of Lancaster, Pennsylvania; **PAUL W. KLOSS AND LOU ANN KLOSS**, husband and wife, of State College, Pennsylvania; and **T. RICHARD NOVOSEL AND MINDY S. NOVOSEL**, husband and wife, of State College, Pennsylvania, each as an Owner in fee simple of the real estate described herein (the "Owners");

PREAMBLE / BACKGROUND

WHEREAS, pursuant to that certain Condominium Declaration for The Collegiate Station Condominium, a Sub-Planned Flexible Pennsylvania Condominium, dated January 15, 2009 and recorded on January 30, 2009 in the Office of the Recorder of Deeds for Centre County at Record Book 2027, Page 153, later amended by:

- (i) a First Amendment of the Declaration of Condominium, dated September 6, 2012 and recorded on October 12, 2012 in the Office of the Recorder of Deeds for Centre County at Record Book 2111, Page 389;
- (ii) a Second Amendment of the Declaration of Condominium, dated March 10, 2016, and recorded on March 21, 2016 in the Office of the Recorder of Deeds for Centre County at Record Book 2177, Page 629;
- (iii) a Third Amendment of the Declaration of Condominium, dated December 21, 2020, and recorded on April 5, 2021 in the Office of the Recorder of Deeds for Centre County at Record Book 2269, Page 794; and
- (iv) a Fourth Amendment of the Declaration of Condominium, dated October 25, 2022, and recorded on December 20, 2022 in the Office of the Recorder

of Deeds for Centre County at Record Book 2302, Page 62 (as amended, the "Condominium Declaration");

Pinnacle Development, LLC, Pinnacle Development 2, LLC, and Pinnacle Development 2/Gregory Limited Liability Company I Joint Venture (hereinafter collectively known as "Declarants") submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. § 3101, *et seq.*, as amended, that certain real estate situated in Patton Township, Centre County, Pennsylvania, known as Lots 701 and 703 as shown on a plan entitled, "Preliminary/ Final Subdivision Plan Phases 6, 7, & 8" prepared by PennTerra Engineering, Inc., dated January 2, 2008 and recorded July 9, 2008 in Plat Book 81 at Page 35 (the "Real Estate");

WHEREAS, pursuant to a Termination and Conversion Agreement for The Collegiate Station Condominium (the "Termination and Conversion Agreement"), recorded simultaneously herewith in the Office of the Recorder of Deeds for Centre County, the Owners, holding one hundred (100%) percent of the votes in the Association, agreed to terminate the Condominium Declaration of The Collegiate Station Condominium, a Pennsylvania Sub-Planned Flexible Condominium, located in Patton Township, Centre County, Pennsylvania, and to simultaneously convert the Real Estate into a planned community under the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101 *et seq.* in accordance with Article XV, §15.1 of the Condominium Declaration and with 68 Pa. C.S. §3220, as amended; and

WHEREAS, the Owners and The Collegiate Station Condominium Association, Inc., a Pennsylvania non-profit incorporated condominium association having a registered address at 403 South Allen Street, Suite 206, State College, Pennsylvania 16801 (the "Condominium Association"), further agreed therein to convert the Condominium Association into a Homeowners Association known as "The Collegiate Station Homeowners Association, Inc." (hereinafter known as the "Association" or the "Sub-Planned Association"), under the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101, *et seq.* pursuant to an amendment of the Condominium Association's Articles of Incorporation to be filed with the Pennsylvania Department of State simultaneously herewith.

NOW, THEREFORE, for and in consideration of the mutual promises of the respective parties, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners of all of the Real Estate, intending to be legally bound hereby, agree and acknowledge as follows:

ARTICLE I
SUBMISSION; DEFINED TERMS

Section 1.1 Property; County; Name. The Owners in fee simple of the real estate more fully described in **Exhibit "A"** attached hereto, including certain real estate identified as part of Centre County Tax Parcel Number 18-021-,010L,0000-, located in Patton Township, Centre County, Pennsylvania, hereby submit such Real Estate, including all easements, rights, and appurtenances thereto belonging, and the improvements erected or to be erected thereon (collectively, the "Property") to the easements, covenants, and restrictions hereinafter set forth, and to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101 *et seq.* (the "Act"), and hereby creates with respect to the Property a Residential Planned Community, to be known as "THE COLLEGIATE STATION SUB-PLANNED COMMUNITY" (the "Community" or the "Planned Community"). The Property identified in **Exhibit "A"** shall be held as a Sub-Planned Development, pursuant to the terms of this Declaration and the Master

Declaration identified in **Section 1.3** hereof, known as **The Village at Penn State Master Planned Unit Development**.

Section 1.2 Easements and Licenses. Included among the easements, rights, and appurtenances referred to in **Section 1.1** above, are the following recorded easements and licenses:

1.2.1 A Shared Driveway and Sidewalk Use and Maintenance Agreement dated November 6, 2025, and intended to be recorded as a shared driveway and sidewalk easement in the Office of the Centre County Recorder of Deeds, on and for Lot 701-8, Lot 701-9, and Lot 701-10, and Lot 701-11.

1.2.2 Any restrictions on use, occupancy and alienations contained within the Declaration identified in **Section 1.3** hereof, for the Master-Planned Unit Development known as The Village at Penn State, as well as this Declaration.

1.2.3 Any restrictions on use, occupancy and alienations contained within the By-Laws of the Master Planned Unit Development known as the Village at Penn State, as well as the Bylaws of The Collegiate Station Homeowners Association, Inc.

Section 1.3 Relationship with Master Planned Unit Development. This Planned Community Declaration is intended to be a Sub-Planned Development under the Master Planned Unit Development known as The Village at Penn State (hereinafter the “**Master Association**”) pursuant to the Declaration of Planned Community of the Village at Penn State as recorded in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 1596, Page 441, as amended (the “**Master Declaration**”), hereinafter incorporated by reference.

As contained in the Master Planned Unit Development Declaration of The Village at Penn State, the Developer created Sub-Planned Unit Developments and Condominiums, such as The Collegiate Station, as the overall development progressed. It was the intent of the Developer that all Common Elements and Common Facilities, as defined in the Master Declaration, were to be used by all the Units of these Sub-Planned Community Developments and Master Planned Unit Development, and be administered by the terms and conditions of the Master Planned Unit Development Declaration and the By-Laws created pursuant thereto. Further, in accordance with the intent of the Developer, the individual Sub-Planned Unit Developments, including The Collegiate Station, have established homeowners associations to possess, control, maintain, and assess the cost of the Common Area expenses within their respective Sub-Planned Developments.

Section 1.4 Maximum Number of Lots. The maximum number of Lots created by the Subdivision, which Subdivision Plan is dated June 6, 2025, revised on October 13, 2025, and intended to be recorded on even date herewith in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania, shall be thirteen (13) residential lots.

Section 1.5 Defined Terms.

1.5.1 Capitalized terms not otherwise defined herein, or in the Plats and Plans, shall have the meanings specified or used in the Act.

1.5.2 The following terms are used or defined in general terms in the Act and shall have specific meanings herein as follows:

- (a) "Allocated Interests" means the Common Expense Liability and votes in the Association allocated to each Lot.
- (b) "Association" means the Homeowners Association of the Planned Community, which shall be known as **The Collegiate Station Homeowners Association, Inc.**, a Pennsylvania Sub-Planned Community.
- (c) "Building(s)" means any structures depicted on the Plats and Plans of this Declaration, and any structures depicted in the Plats and Plans of the Master Planned Unit Development Declaration.
- (d) "Common Expense" means the expenses or financial liabilities for the operation of the Controlled Facilities, and the Association. These include:
 - a. Expenses declared to be Common Expenses by the Planned Community Documents or the Act;
 - b. Expenses agreed upon as Common Expenses by the Association;
 - c. Such reasonable reserves, as may be established by the Association, whether held in trust or by the Association for repair, replacement or addition to the Controlled Facilities or to any real or personal property acquired or held by the Association.
 - d. General Common Expenses as defined in the Master Planned Unit Development Declaration, which shall control with respect to General Common Expenses, and be defined by the Executive Board of the Master Association whose interpretations shall be final and binding.
- (e) "Controlled Facilities" means the real estate or features thereof within the Planned Community, or which serves the Planned Community, that is not owned by the Association, but is maintained, improved, repaired, replaced, regulated, managed, insured, or controlled by the Association.
- (f) "Declaration" means this document, as the same may be amended from time to time. It also means the same as defined in the Master Planned Unit Development Declaration.
- (g) "Eligible Mortgage" means a first mortgage to
 - a. the Seller of a Lot;
 - b. a bank, trust company, savings bank, savings and loan association, mortgage service company, insurance company, credit union, pension fund, real estate investment fund or like institutional investor or lender; and

- c. any other mortgage approved by the Executive Board, or a junior mortgage which is approved by the Executive Board.

A holder, insurer or governmental guarantor of an Eligible Mortgage is referred to herein as an "Eligible Mortgagee."

- (h) "Executive Board" means the Executive Board of the Association. It also means the same as defined in the Master Planned Unit Development Declaration.
- (i) "Identifying Number" means a symbol that identifies only one Lot in a Planned Community. It also means the same as defined in the Master Planned Unit Development Declaration.
- (j) "Lot" shall mean that portion of the real estate within the Planned Community, as designated for separate ownership or occupancy on the Plats and Plans, which is conveyed to a Lot Owner in fee simple, which conveyance subjects the Lot and Lot Owner to the terms of this Declaration.
- (k) "Lot Owner" shall mean the fee simple title owner of a Lot. The term does not include a person or entity having an interest in a Lot solely as security.
- (l) "Majority or Majority of Lot Owners" mean the owners of more than fifty percent (50%) of the votes in the Association.
- (m) "Master Association" means the same association established by the Master Planned Unit Development Declaration referenced in **Section 1.3** hereof, which shall control and be defined by the Executive Board of the Master Association, whose interpretation shall be final and binding.
- (n) "Master Executive Board" means the Executive Board of the Master Association, as defined in the Master Planned Unit Development Declaration, which shall control and be defined by the Executive Board of the Master Association whose interpretation shall be final and binding.
- (o) "Percentage Interest" means the allocation of a fraction or percentage in the Common Expenses of the Association appurtenant to each Lot as set forth in Exhibit "B" attached hereto.
- (p) "Planned Community Documents" consist of this Declaration, including the Plats and Plans, the By-Laws, and any Rules and Regulations.
- (q) "Plats and Plans" means the Declaration Plat which is attached hereto as **Exhibit "C"** and made a part hereof. It also means the same as defined in the Master Planned Unit Development Declaration.

- (r) "Property" means the land and all improvements, easements, rights and appurtenances which have been submitted to the provisions of the Act by this Declaration.
- (s) "Purchaser" means the same as defined in the Master Planned Unit Development Declaration, which shall control and be defined by the Executive Board of the Master Association whose interpretation shall be final and binding.
- (t) "Real Estate" means the same as defined in the Master Planned Unit Development Declaration which shall control and be defined by the Executive Board of the Master Association whose interpretation shall be final and binding.
- (u) "Sub Planned Unit Development" or "Sub Planned Development" means the same as defined in the Master Planned Unit Development Declaration, which shall control and be defined by the Executive Board of the Master Association whose interpretation shall be final and binding.

ARTICLE II
ALLOCATION OF PERCENTAGE INTERESTS, VOTES, AND COMMON EXPENSE
LIABILITIES; LOT IDENTIFICATION

Section 2.1 Percentage Interests, Votes, and Common Expense Liabilities.

2.1.1 Attached as Exhibit "B" hereto is a list of all Lots by their Identifying Numbers and the Percentage Interest appurtenant to each Lot. The Percentage Interest appurtenant to each Lot is a fraction, the numerator of which is the particular Lot, and the denominator of which is the total number of Lots in the Planned Community.

2.1.2 The share of Common Expense Liability appurtenant to each Lot shall be in proportion to its Percentage Interest.

2.1.3 Each Lot Owner shall be entitled to one (1) vote in the Association per Lot owned. Where the ownership of a Lot is in more than one (1) person, the person who shall be entitled to cast a vote of such Lot shall be the person named in a certificate executed by all of the owners of such Lot and filed with the Secretary or in the absence of such named person from the meeting, the person who shall be entitled to cast the vote of such Lot shall be the person owning such Lot who is present. If more than one person owning such Lot is present, then such a vote shall be cast only in accordance with their unanimous agreement pursuant to Section 5310(a) of the Act. There shall be deemed to be unanimous agreement if any one of the multiple owners casts the vote allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Lot Owners. Such certificate shall be valid until revoked by a subsequent certificate similarly executed.

Section 2.2 Allocation of Percentage of General Common Expenses Owed to the Master Planned Unit Development. The Percentage Interest used to determine the General Common Expense Liabilities of any Sub-Planned Unit Development to the Master Planned Unit Development shall be determined by creating a fraction, the numerator of which is all units of any

one particular Sub-Planned Unit Development and the denominator of which is the total of units within all the Sub-Planned Unit Developments.

Section 2.3 Lot Identification. Each Lot in the Planned Community is a single subdivided lot as depicted in the Plats and Plans herein attached as Exhibit "C". The Plats and Plans also indicate the Identifying Number for each Lot.

ARTICLE III
ALLOCATION AND RESTRICTION OF CONTROLLED FACILITIES

Section 3.1 Controlled Facilities. Those portions of the Real Estate or features thereof, whether or not a part of a Lot, which are maintained, improved, repaired, replaced, regulated, managed, insured, or controlled by the Association. Without limiting the generality of **Section 1.5.2(f)** hereof, Controlled Facilities shall include:

3.1.1 The retaining wall along Beaumanor Road that borders Lots "701-9" and "701-10", in its entirety.

3.1.2 The design element sidewalk upon the northwestern side of Lots "701-8" and "701-11", which leads to the common sidewalk along Woodledge Drive.

3.1.3 Within the boundaries of the Collegiate Station Planned Community, all sidewalks along Woodledge Drive, the sidewalk along Beaumanor Road that borders Lots "701-9" and "701-10", and the sidewalk along Victory Boulevard.

3.1.4 Any other areas shown and identified as such on the Plats and Plans herein and any amendment subsequently created.

Section 3.2 Use and Maintenance of Sidewalks. All Lot Owners, their families, guests and invitees shall have a non-exclusive easement for pedestrian uses over and upon all sidewalks. Unless otherwise provided herein, the Association shall be responsible for maintenance, major repair, snow removal, and cleaning of the sidewalks along Beaumanor Road, Victory Boulevard, and Woodledge Drive in the Association. Liability insurance for each sidewalk shall remain the responsibility of the respective individual Lot Owner(s) upon whose Lot the sidewalk is located.

ARTICLE IV
MAINTENANCE, REPAIR, AND REPLACEMENT RESPONSIBILITIES

Section 4.1 Maintenance Responsibilities. The Lots, including all improvements constructed thereon, shall be maintained and repaired by each Lot Owner, and the Controlled Facilities as defined in this Declaration shall be maintained and repaired by the Association except as expressly set forth to the contrary in this Declaration or the By-Laws.

Section 4.2 Association Maintains Controlled Facilities

4.2.1 The Association shall maintain, repair, and replace all of the Controlled Facilities, as defined in this Declaration, so that the same are in good order and repair and in an attractive condition consistent with a residential community, and in connection therewith, the Association shall continually keep and maintain, or cause to be continually kept and maintained, all improvements to the Controlled Facilities in a safe, sightly, and serviceable condition which repair and maintenance shall include replacement, cleaning,

lighting, painting, landscaping, removing obstructions, snow, water, and ice from private streets, re-paving and surfacing the curbs, walks, utilities, and drainage facilities, directional signs and lighting facilities as necessary from time to time.

4.2.2 The Association shall be responsible for:

Lawn mowing, trimming, edging, fertilization, weed control, insecticide, and exterior ground maintenance, including;

- (a) Landscape bed weeding, pruning, and cleanup;
- (b) Street tree weeding, pruning, mulching, and replacement;
- (c) Snow removal from all sidewalks and driveways; and
- (d) Trash removal service monthly fees.

4.2.3 The Master Planned Unit Development Association shall be responsible for those items set forth in Article IV of the Master Planned Unit Development Declaration.

Section 4.3 Lots and Controlled Facilities. Each Lot Owner shall maintain, repair, and replace, at his own expense, all portions of any Building or improvement located on his Lot, and any dusk-to-dawn pole lights, in safe, clean condition, except the portions which are required by this Declaration or the By-Laws of the Association to be maintained, repaired, or replaced by the Association.

Section 4.4 Action by Executive Board to Remedy Unsatisfactory Conditions. Any person authorized by the Executive Board shall have the reasonable right of access to all portions of the Property, including a Lot (excluding any dwelling or structures thereon), for the purpose of correcting any condition threatening any other Lot, and for the purpose of performing installations, alterations, or repairs; for the purpose of reading, repairing, replacing utility meters and related pipes, valves, wires, and equipment; and for other proper purposes provided that all requests for entry are made in advance and that any such entry is at a time reasonably convenient to the affected Lot Owner. In case of any emergency, reasonable attempts to notify a Lot Owner shall be made, however, such right of entry shall be immediate, whether or not the Lot Owner is present at the time. If damage is inflicted on the Controlled Facilities, or Limited Controlled Facilities, or on any Lot through which access is taken, the Lot Owner is responsible for the damage or the Association, if it is responsible, is liable for the prompt repair of the damage.

ARTICLE V **EASEMENTS**

Section 5.1 Additional Easements. In addition to and in supplementation of the easements provided for by Section 5216 (Easement for encroachments) and Section 5218 (Easement to facilitate completion, conversion and expansion) of the Act, the following easements are hereby created:

5.1.1 Controlled Facilities in Favor of the Lots. The Controlled Facilities shall be and are hereby made subject to the following easements in favor of the Lots benefited:

- (a) For the installation, repair, maintenance, use, removal and/or replacement of pipes, ducts, heating and air conditioning systems,

electrical, telephone and other communication wiring and cables and all other utility lines and conduits which are a part of, or serve any Lot and which shall pass across or through a portion of the Controlled Facilities.

- (b) For the installations, repair, maintenance, use, removal and/or replacement of lighting fixtures, electrical receptacles, panel boards and other electrical installations which are a part of or serve any Lot but which encroach into a part of the Controlled Facilities adjacent to such Lot; provided that the installations, repair, maintenance, use, removal or replacement of any such item does not unreasonably interfere with the use of any part of the Controlled Facilities, adversely affect either the thermal or acoustical character of a building or impair or structurally weaken a building.

5.1.2 Lot Easement in Favor of Association. The Lots are hereby made subject to the following easements in favor of the Association and its agents, employees, and independent contractors:

- (a) For inspection, maintenance, repair and replacement of the Controlled Facilities situated in or accessible from such Lots, or both. The easement granted in this Section 5.1.2 expressly includes the right to cut any trees, bushes, or shrubbery, to grade the soil, or to take any other action reasonably necessary to achieve this purpose, following which the Association shall restore the affected property as closely to its original condition as practicable.
- (b) For correction of emergency conditions in one or more Lots, or both, or casualties to the Controlled Facilities, and/or the Lots. In case of an emergency, no request or notice is required and the right of entering shall be immediate with such force as is apparently necessary to gain entrance, whether or not the Lot Owner is present at the time.

5.1.3 Street and Sidewalk Easements. The Controlled Facilities illustrated as sidewalks and streets are made subject to easements in favor of all Lot Owners and their guests for pedestrian and vehicular traffic accordingly.

5.1.4 Easements of the Master Planned Unit Development. In addition to those easements that are set forth herein as they pertain to the Planned Community, this Sub-Planned Community created in this Declaration is subject to the following provisions of the Master Declaration:

**Article III, Section 9
Article III, Section 10
All of Article V**

ARTICLE VI
AMENDMENT OF DECLARATION

Section 6.1 Amendment Generally. This Declaration, including the Plats and Plans, may be amended only by vote of at least sixty-seven (67%) percent of the Lot Owners of the Association, except unanimous consent of all Lot Owners affected shall be required to increase the number of Lots or change in the boundaries of any Lot, the Common Expenses, Liability, or voting strength in the Association allocated to a Lot, or the uses to which a Lot is restricted.

Notwithstanding the above, any amendment proposed to be adopted pursuant to the terms of this Declaration shall not in any way amend, alter or change any of the provisions of the Master Declaration. To that end, before any amendment may be adopted it must be submitted to the Master Executive Board to determine if such amendment will amend, alter or change any of the provisions of the Master Declaration. The interpretation of whether the proposed amendment of this Sub Declaration shall amend, alter or change any provision of the Master Declaration shall be the exclusive decision of the Master Executive Board whose decision shall be final. Pursuant to Section 5219(b) of the Act, no action to challenge the validity of an amendment adopted by the Association may be brought more than one year after the amendment is recorded.

Section 6.2 Technical Corrections. If any amendment to the Declaration is necessary in the judgment of the Executive Board to cure an ambiguity, correct or supplement any provision of the Declaration, including Plats and Plans, that is defective, missing, or inconsistent with any other provision of the Declaration or Act or conform to the requirements of any agency or entity that has established national or regional standards with respect to loans secured by mortgages or deeds of trust or Lots in Planned Community or so called "PUD" projects, such as Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, the Executive Board may effect an appropriate corrective amendment without approval of the Lot Owners or the holders of liens on the Planned Community, upon receipt of an opinion from independent legal counsel to the effect that the proposed amendment is permitted by the terms of the Section 5219 of the Act.

ARTICLE VII
USE RESTRICTIONS

Section 7.1 Use and Occupancy of Lots, as well as Controlled Facilities. The occupancy and use of the Lots and Controlled Facilities, shall be subject to the following Rules, Regulations and Restrictions as well as the Use Restrictions contained in the Master Planned Unit Development known as The Village at Penn State.

7.1.1 Prohibited Uses and Nuisances.

(a) Itemization.

- (1) Only dwelling houses as defined herein shall be used for residential purposes upon said Lots. Only one detached dwelling, not to exceed two stories in height shall be erected on each Lot.
- (2) Each dwelling shall conform in general architectural design, quality and workmanship and materials to existing dwelling houses in this Planned Community Development. Minimum square footage of

living space of all dwellings, excluding basements and garages, must be at least twelve hundred (1,200) square feet.

- (3) The Association, by and through the Architectural Review Committee, shall maintain architectural control over the construction of the Lots and shall require all Lot Owners to contract with an architectural firm as determined by the Architectural Review Committee which is capable of conforming to the architectural specifications of the Planned Community.
- (4) Each structure must meet the minimum set back requirements as established by Patton Township, Centre County, Pennsylvania.
- (5) The erection and maintenance of any structure of a temporary and/or permanent character, such as a tent, trailer, barn, shed, or any other type of out building is prohibited. An affirmative vote of sixty-seven (67%) percent of the Lot Owners will be required to allow such temporary and/or permanent structures within the Planned Community Development, which will be subject to the guidelines as the Associate may hereafter adopt. No temporary or other structure of any kind shall at any time be used for residential purposes.
- (6) Said Lots, as herein above provided, shall be used for residential or dwelling purposes and no business, mercantile, commercial, or manufacturing enterprise or activity of any kind shall be conducted thereon with the exception of such home occupations as permitted by the zoning ordinances established by the governing municipality and approved by the Association.
- (7) The erection and maintenance of any type of sign (i.e. billboards, signboards, or other advertising contrivance or medium) is prohibited, with the exception of the entrance sign and signs for professional purposes, not to exceed in area one square foot, or a sign advertising the property for sale or rent, not exceeding five square feet, or signs used by the builder to advertise the property during the construction and sales period. All signage must be in compliance with the Patton Township Ordinances for signage. At no time will "for sale" signs be permitted at the entrance sign areas of the Planned Community Development.
- (8) No animals, livestock, horses or poultry of any kind shall be kept for breeding or commercial use. Domestic animals shall be maintained within the municipality ordinances. No Lot Owner shall be allowed to have more than three (3) domestic animals, which shall be defined as dogs, cats or other indoor household animals, also referred to as pets. All pets must be on a leash when outside and pet Lot Owners

must carry a sanitary utensil to clean up after their pets. Domestic animals are to be housed inside the dwelling, no exterior pet houses will be allowed.

- (9) All trash, garbage and refuse shall be stored in covered metal or plastic receptacles and concealed from view by an enclosure or screening approved by the Association, its successors and assigns. Trash may be visible only on the day or night before the day of trash pickup by the municipality. All incinerators or other equipment for the storage or disposal of such matter shall be maintained in a clean and sanitary condition.
- (10) The use of any Lot or part thereof as a dumping ground for garbage and rubbish is strictly prohibited. All Lots shall be kept neat and clean and free from refuse and weeds and nothing shall be placed, kept, stored or maintained thereon, which may constitute a nuisance or annoyance to Lot Owners or the residents of the Subdivision. Responsibility shall commence from time of Lot purchase. Lot Owners shall comply with municipal ordinances. All porches and patios must be kept neat and clean and free from trash and items that would create clutter. Items permitted on the porches and patios shall be in accordance with the rules and regulations set forth by the Executive Board and the Architectural Review Committee. All excess fill from Lot construction shall be required to be dumped in such areas as indicated by the Association. Further, Lot Owners and residents shall comply with all Patton Township Ordinances related to the aforementioned.
- (11) All landscaping plans must be submitted, in writing, to the Architectural Review Committee for approval. This shall include, but not be limited to, such landscaping items as tree rows as a form of screening or other trees, bushes, shrubs and flowers, which shall be planted in a landscape design. All landscape requests must be in compliance with all set back regulations established by the governing municipality. Following review by the Architectural Review Committee, the resident will receive, in writing, the Committee's decision of approval or disapproval. Only after approval is received may the landscaping work commence.
- (12) No fences or exterior walls shall be permitted in the Planned Community.
- (13) No building, garage, wall or other structure shall be commenced, erected, or maintained, nor shall any addition to or change or alteration therein be made until the plans and specifications,

showing the nature, floor plan, location, and approximate cost of such structure and the grading plan of the lot upon which such structure is to be built, shall have been submitted to and been approved in writing by the Executive Board, as hereinafter defined. Approval or disapproval of said plans and specifications by the Executive Board shall be absolute and final.

- (14) Any activity which is noxious or offensive and inconsistent with the residential character of the neighborhood is strictly prohibited, and is herewith declared to be a public nuisance and abatable as much.
- (15) No pools shall be permitted. Hot tubs are permissible when contained within deck or patio areas and following compliance with the specific guidelines for screening, which will be established by the Association, compliance with the Patton Township Ordinances, and upon written approval from the Architectural Review Committee. Compliance with Patton Township Ordinances regarding fencing around hot tubs must also be followed. Requests for approval must first be submitted to the Architectural Review Committee. Only following approval from the Committee may installation commence.
- (16) No permanent or temporary clothesline or any structure used for the drying of clothing or housewares may be installed or used on any Lot.
- (17) No rooftop or other type of antennas shall be permitted to be installed on any exterior portion of the Lot. No more than one (1) satellite dish per Lot is permitted, which can be no larger than twenty-four inches (24") in diameter. All satellite dishes must be placed on the rear of the Lot, and are subject to approval from the Architectural Review Committee as to their location and color, which approval may not be unreasonably withheld.
- (18) No unlicensed, uninspected, or unregistered motor vehicle may be maintained or kept on any Lot of the Planned Community. In addition, no repair work will be done on any motor vehicle outside of the Lot's garage.
- (19) No automobile bodies, junk, or erected cars shall be kept on any Lot.
- (20) No motor homes, boats, campers, trailers, gliders or other recreational vehicles of any size may be kept on the property unless parked in the garage with the garage door down.
- (21) No Lot shall be re-subdivided into two (2) or more Lots; however, two (2) Lots may be merged to form a single Lot.

- (22) No games courts shall be permitted on a Lot without the prior approval of the Architectural Review Committee.
- (23) No trampolines will be permitted on a Lot. Children's play equipment may be permitted only after submitting a request for approval and receiving written approval from the Architectural Review Committee.
- (24) An outside electric eye pole light must be installed in each Lot prior to the completion of the dwelling Lot and must be maintained thereafter. The pole light must be lighted at all times, from sundown to sunup; it must be regulated by an automatic day and night switch or photocell, and it must have at least a one hundred (100) watt bulb. The pole light shall be wired directly to the electric panel box and shall not have an in-line switch.
- (25) Solar collection panels shall not be permitted.
- (26) No Lot may be used as a means of access, ingress, egress or regress to or from any other real estate, except with Executive Board's written consent, which may be withheld for any reason.
- (27) Each Lot Owner shall refrain from interference with natural drainage courses and swales within the Planned Community.
- (28) These conditions, reservations, covenants, and restrictions shall apply to all Lots shown on the aforesaid Subdivision Plan whether vacant or improved and to all structures erected or to be erected thereon as well as to the alteration or improvement of or addition to any such structures.
- (29) Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Non-compliance to violations shall be assessed violation fees of up to \$50.00 per day and fifteen percent (15%) interest, plus any court, magistrate, penalties, fines and attorney fees incurred by the Association in the process of enforcing compliance of the violation.
- (30) Reasonable rules and regulations, not in conflict with the provisions of this Declaration, concerning the use and enjoyment of the Property, may be promulgated from time to time by the Executive Board, subject to the right of the Association to change such rules and regulations. Copies of the then, current rules and regulations and any amendments thereto shall be furnished to all Lot Owners by the

Executive Board promptly after the adoption of such rules and regulations or any amendments thereto.

- (31) Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

7.1.2 *Survival of Article VII.* The uses, restrictions, and architectural standards as set forth in this Article VIII shall survive the termination of the Planned Community.

ARTICLE VIII **LEASING**

Section 8.1 **Leasing and Subleasing.** A Lot Owner may lease or sublease his Lot (but not less than his entire Lot) at any time and from time to time provided that (except for a lease or sublease made by an Eligible Mortgagee, which is either in possession or is a purchaser at a judicial sale):

8.1.1 No Lot may be leased or subleased for transient or hotel purposes or for an initial term of less than ninety (90) days.

8.1.2 No Lot may be leased or subleased without a written lease or sublease approved first by the Executive Board and must comply with the provisions of Article IX of the Master Planned Unit Development Declaration.

8.1.3 A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Lot be leased to more than two (2) unrelated parties.

8.1.4 The rights of any lessee or sublessee of the Lot shall be subject to, and each such lessee or sublessee shall be bound by the covenants, conditions and restrictions set forth in the Master Declaration, this Sub-Planned Community Declaration and the By-Laws and Rules, Regulations and Restrictions, set forth in both the Master Declaration and this Sub-Planned Community Declaration and a default thereunder shall constitute a default under the lease or sublease; provided, however, that the foregoing shall not impose any direct liability on any lessee or sublessee of a Lot to pay any Common Expense assessments on behalf of the Owner of that Lot.

8.1.5 All leases of a Lot shall be deemed to include a provision that the tenant will recognize and attorn to the Association as landlord, solely for the purpose of having the power to enforce a violation of the provisions of the Sub-Planned Community Documents against the tenant, provided the Association gives the Lot Owner notice of its intent to so enforce and/or reasonable opportunity to cure the violation prior to the commencement of an enforcement action.

ARTICLE IX **BUDGETS; COMMON EXPENSES; ASSESSMENTS; ENFORCEMENT**

Section 9.1 **Definition of Common Expenses.** Common Expenses shall include:

9.1.1 Expenses of administration, maintenance, repair or replacement, and insurance of the Controlled Facilities; and

9.1.2 Expenses declared to be Common Expenses by the Planned Community Documents or the Act; and

9.1.3 Expenses agreed upon as Common Expenses by the Association, including, but not limited to:

- (a) Lawn mowing, trimming, edging, fertilization, weed control, and insecticide
- (b) Bed weeding, pruning, and cleanup
- (c) Street tree weeding, pruning, mulching, and replacement
- (d) Snow removal from all sidewalks and driveways
- (e) Trash service
- (f) Major repairs to common sidewalks, as determined necessary by the Executive Board. Repairs to walkways will remain a Homeowner responsibility. The retaining wall along Beaumanor Road that borders Lots "701-9" and "701-10" are Controlled Facilities of, and will be maintained by the Association.

9.1.4 Such reserves as may be established by the Association, whether held in trust or by the Association, for repair, replacement or addition to the Controlled Facilities or any real or personal property acquired or held by the Association.

Section 9.2 Apportionment of Common Expenses. All Common Expenses shall be assessed against all Lots in accordance with their respective Percentage Interests as shown on Exhibit "B," as defined in Article II of this Declaration. All Common Expenses assessed by the Master Association to be paid by this Sub Association shall be assessed against all Lots in accordance with their respective Percentage Interests as stated in **Article II, Section 2.2** of this Declaration and any amendments thereto.

Section 9.3 Annual Payments.

9.3.1 *Payments from the Lot Owners to the Sub Association.* All Common Expense assessments made to meet the Sub Association's annual budget shall be paid by the Lot Owners to the Sub Association on a Monthly basis, payable in twelve (12) monthly payments, which payments shall be due to the Sub Association by the first day of each month. Special assessments shall be due and payable as set forth by the Executive Board. Assessments for the first year shall be prorated from the date of settlement, utilizing the annual budget assessment schedule, for that current year, which shall be established by the Executive Board and used in the computation of the first year assessment amount due.

9.3.2 *Payments from the Sub Association to the Master Association.* All Common Expense assessments made to meet the Sub Association's payment for the Master Association's annual budgets, shall be paid by the Sub Association to the Master

Association on a Quarterly basis, payable in four (4) annual payments, which parents shall be due to the Master Association by the dates of March 15th, June 15th, September 15th, and December 15th each year. Special assessments shall be due and payable as set forth by the Executive Board.

Section 9.4 Initial Capitalization Fees. The Initial Capitalization Fee shall be paid immediately upon transfer of the Deed for a Lot and shall be a one-time fee used by the Association for capital expenses and improvements in maintaining the Association. The amount of the Initial Capitalization Fee shall be \$400. The Initial Capitalization Fee is to be paid for ALL settlements with NO proration. Initial Capitalization Fees shall also apply to all resales.

Section 9.5 Subordination of Certain Charges. Any fees, charges, late charges, fines, and interest which may be levied by the Executive Board pursuant to Section 5302 (a), (10), (11), and (12) of the Act, shall be subordinate to the lien of a Permitted Mortgage on a Lot.

Section 9.6 Surplus. Any amounts accumulated from assessments for General Common Expenses to which such General Common Expenses pertain in excess of the amount required for actual General Common Expenses shall be held by the Association as reserves for future General Common Expenses.

Section 9.7 Assignment of Income Rights. The Association may assign rights to future income, including payments made on account of assessments for General Common Expenses and Limited Common Expenses, to secure any loan obtained by the Association for repairs, replacements, or capital improvements to the Controlled Facilities.

Section 9.8 Special Allocation of Expenses.

9.8.1 Any Common Expense benefiting fewer than all of the Lots shall be assessed exclusively against the Lots benefited.

9.8.2 If a Common Expense is caused by the negligence or misconduct of any Lot Owner, the Association may assess that expense exclusively against his Lot.

Section 9.9 Personal Liability of Lot Owners. The Owner of a Lot at the time a Common Expense assessment or portion thereof is due and payable is personally liable for the assessment. Personal liability for the assessment shall not pass to a successor in title to the Lot unless said successor agrees to assume the obligation.

Section 9.10 No Waiver of Liability for Common Expenses. No Lot Owner may exempt himself from liability for payment of the Common Expenses by waiver of the use or enjoyment of the Controlled Facilities or by abandonment of the Lot against which the assessments are made.

Section 9.11 Acceleration of Assessments. In the event of default by the Lot Owner for a period of ten (10) days in the payment of any assessment levied against the Lot Owner's Lot, the Executive Board of the Association shall have the right to declare all unpaid assessments for the pertinent fiscal year to be immediately due and payable. Further, a late fee of fifteen percent (15%) of the total fee annually, on the delinquency, and a penalty of Five Dollars (\$5.00) per day will be assessed. In addition, attorney's fees equal to fifteen percent (15%) of the total due and payable shall be assessed.

Section 9.12 Intentionally Deleted.

Section 9.13 Lien.

9.13.1 The Association has a statutory lien on a Lot for any assessment levied against that Lot or fine imposed against the Lot Owner from the time the assessment or fine becomes delinquent. Fees, including attorney's fees, late charges, fines, and interest charged pursuant to the Act and the Planned Community Documents are enforceable as assessments under this Section. If an assessment is payable in installments, and one or more installments are not paid when due, the entire outstanding balance of the assessment becomes effective as a lien from the due date of the delinquent installment.

9.13.2 Recording of this Declaration constitutes record notice and perfection of the lien. No further recordation of any claim of lien for assessment under this Section is required.

9.13.3 Any lien for delinquent assessments or other charges that the Association has on a Lot will be subordinate to a first mortgage on the Lot, if the mortgage was recorded before the due date of the assessment or the due date of the unpaid installment, if the assessment is payable in installments.

9.13.4 If a holder of a first mortgage on a Lot forecloses that mortgage, the purchaser at the foreclosure sale is not liable for any unpaid assessments against the Lot which became due before the sale, other than the assessments which are prior to that mortgage in accordance with the provisions of the Act. Any unpaid assessments not satisfied from the proceeds of sale become Common Expenses collectible from all the Lot Owners, including the purchaser.

9.13.5 Any fees, including attorney's fees, late charges, fines, and interest which may be levied by the Executive Board pursuant to Section 5302 (a) (10), (11), and (12) of the Act, shall be subordinate to the lien of a first mortgage on a Lot.

9.13.6 The Association's lien may be foreclosed in a like manner as a mortgage on a real property.

9.13.7 This Section does not prohibit actions to recover sums for which this Section creates a lien or prohibit the Association from taking a deed in lieu of foreclosure.

9.13.8 A judgment or decree in any action brought under this Section shall include costs and reasonable attorney's fees for the prevailing party.

9.13.9 A lien for unpaid assessments is extinguished unless proceedings to enforce the lien are instituted within three (3) years after the assessments become payable; provided, that if an Owner of a Lot subject to a lien under this Section files a petition for relief under the United States Bankruptcy Code, the period of time for instituting proceedings to enforce the automatic stay of proceedings under Section 362, or succeeding Sections if amended, of the Bankruptcy Code is lifted.

9.13.10 Any payments received by the Association in the discharge of a Lot Owner's obligation may, at the Association's discretion, be applied to the oldest balance due.

Section 9.14 Association Records. The Association shall keep financial records sufficiently detailed to enable the Association to comply with Section 5407 of the Act. All financial and other records shall be made reasonably available for examination by any Lot Owner and his authorized agents.

Section 9.15 Statement of Unpaid Assessments. On written request, the Association shall furnish to a Lot Owner a statement in recordable form setting forth the amount of unpaid assessments currently levied against the Lot and any credits of surplus in favor of his Lot as required by Section 5315(h) of the Act. The statement shall be furnished within ten (10) business days after receipt of the request and is binding on the Association, the Executive Board, and every Lot Owner.

ARTICLE X **RIGHTS OF PERMITTED MORTGAGEES**

Section 10.1 Reports and Notices. Upon the specific written request of a holder of a mortgage on a Lot or its servicer to the Executive Board, the mortgagee shall be entitled to receive some or all or the following as designated in the request:

10.1.1 Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Executive Board to the Owner of the Lot covered by the mortgage;

10.1.2 Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Lot Owners;

10.1.3 Copies of notices of meetings of the Lot Owners and the right to designate a representative to attend such meetings;

10.1.4 Notice of the decision of the Lot Owners to make any material amendment to this Declaration;

10.1.5 Notice of any default by the Owner of the Lot, which is subject to the mortgage, where such default is not cured by the Lot Owner within thirty (30) days after the giving of notice by the Association to the Lot Owner of the existence of the default;

10.1.6 The right to examine the books and records of the Executive Board at any reasonable time; or

10.1.7 Notice of any decision by the Executive Board to terminate professional management and assume self-management of the Property.

The request of a mortgagee or its servicer shall specify which of the above items it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Executive Board. The Executive Board need not inquire into the validity of any request made by a mortgagee hereunder.

Failure to comply with the requirements set forth above shall in no way invalidate otherwise proper actions of the Association and the Executive Board.

ARTICLE XI
EXECUTIVE BOARD

Section 11.1 Overview. There shall be an Executive Board for the Association. The number of Executive Board members of the Planned Community Association shall be at least three (3).

Section 11.2 Disputes. In the event of any dispute or disagreement between any Lot Owners relating to the Property, or any questions or interpretation or application of the provisions of this Declaration (including the Plats and Plans), the By-Laws and/or the Rules, Regulations and Restrictions, the ultimate determination, with respect thereto, shall be given by the Executive Board following an appeal to such Executive Board from the Association body. The determination by the Executive Board in the first instance shall be final and binding on each and all such Lot Owners. The Executive Board shall have the authority to seek a declaratory judgment or other appropriate judicial relief or offer to assist it in fulfilling its responsibilities.

ARTICLE XII
LIMITATION OF LIABILITY

Section 12.1 Standard of Conduct.

12.1.1 In the performance of their duties, the officers and members of the Executive Board shall stand in a fiduciary relation to the Association and shall perform their duties, including duties as members of any committee of the Board upon which they may serve, in good faith, in a manner they reasonably believe to be in the best interests of the Association and with such care, including reasonable inquiry, skill and diligence, as a person of ordinary prudence would use under similar circumstances.

12.1.2 In discharging the duties of their respective positions, the Executive Board members and officers may, in considering the best interests of the Association, consider the effects of any action upon employees, upon suppliers of the Association, upon communities in which the Planned Community is located, and all other pertinent factors. The consideration of those factors shall not constitute a violation of the standards described above.

12.1.3 Absent breach of fiduciary duty, lack of good faith or self-dealing, actions taken as an Executive Board member or officer, or any failure to take any action shall be presumed to be in the best interest of the Association.

Section 12.2 Good Faith Reliance. In performing his duties, an officer or member of the Executive Board shall be entitled to rely in good faith on information, opinions, reports, or statements, including financial statements and other financial data, in each case prepared or presented by any of the following:

12.2.1 One or more other officers or employees of the Association whom the officer or Executive Board member reasonably believes to be reliable and competent in the matter presented.

12.2.2 Counsel, public accountants, or other persons as to matters which the officer or member of the Executive Board reasonably believes to be within the professional or expert competence of such person.

12.2.3 A committee of the Executive Board upon which he does not serve, duly designated in accordance with law, as to matters, within its designated authority, which committee the officer or member of the Executive Board reasonably believes to merit confidence. An officer or member of the Executive Board shall not be considered to be acting in good faith if he has knowledge concerning the matter in question that would cause his reliance to be unwarranted.

Section 12.3 Limited Liability. No Executive Board member or officer, in his capacity as such, shall be personally liable for monetary damages for any action taken, or any failure to take any action, unless he has breached or failed to perform the duties of his office under the standards described above; provided, however, that the provisions of this **Section 12.3** shall not apply to the responsibility or liability of an Executive Board member or officer pursuant to any criminal statute, or to the liability of an Executive Board member or officer for the payment of taxes pursuant to local, state, or federal law.

Section 12.4 Indemnification. To the extent permitted under Pennsylvania law, each member of the Executive Board, in his capacity as an Executive Board member, officer, or both, shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonable incurred by or imposed upon him in connection with any proceeding in which he may become involved by reason of his being or having been a member and/or officer of the Executive Board, or any settlement of any such proceeding, whether or not he is an Executive Board member, officer, or both at the time such expenses are incurred, except in such cases wherein such Executive Board member and/or officer is adjudged to be in breach of the standards of conduct described above; provided that, in the event of a settlement, this indemnification shall apply only if and when the Executive Board (with the affected member abstaining if he is then an Executive Board member and/or officer) approves such settlement and reimbursement as being in the best interests of the Association; and provided further that, indemnification hereunder with respect to any criminal action or proceeding is permitted only if such Executive Board member and/or officer had no reasonable cause to believe his conduct was unlawful. The indemnification by the Lot Owners set forth in this **Section 12.4** shall be paid by the Association on behalf of the Lot Owners and shall constitute a Common Expense and shall be assessed and collectible as such. Such right of indemnification shall not be deemed exclusive of any other rights to which such Executive Board member and/or officer may be entitled as a matter of law or agreement or by vote of the Lot Owners or otherwise.

To the extent permissible under Pennsylvania law, expenses incurred by an Executive Board member and/or officer in defending a civil or criminal action, suite, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon the request of the Executive Board member and/or officer, after the Association has received an undertaking by or on behalf of such person to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association.

Section 12.5 Directors & Officers Insurance. The Executive Board shall obtain and maintain insurance to satisfy the indemnification obligation of the Association and all Lot Owners set forth in **Section 12.4** above, if and to the extent available at reasonable cost.

ARTICLE XIII
INSURANCE

Section 13.1 Insurance to be Carried by Association. The Association shall maintain, to the extent reasonably available, all of the following:

13.1.1 Property insurance on the Controlled Facilities, and Limited Controlled Facilities insuring against all common risks of direct physical loss. The total amount of insurance after application of any deductibles shall not be less than ninety percent (90%) of the actual cash value of the insured Property, exclusive of land, excavations, foundations, and other items normally excluded from property policies.

13.1.2 Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the Executive Board covering all occurrences commonly insured against for death, bodily injury, and property damage, arising out of or in connection with the use or maintenance of the Controlled Facilities.

13.1.3 If the insurance described herein above is not maintained, the Association promptly shall cause notice of that fact to be hand delivered or sent prepaid by United States mail to all Lot Owners. The Association may carry any other insurance it deems appropriate to protect the Association or Lot Owners.

13.1.4 The policy terms of the insurance shall be in accordance with Section 5312 (d) of the Act.

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[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the said Owners and The Collegiate Station Homeowners Association, Inc., have executed this Declaration on the 9th day of NOVEMBER 2025.

THE COLLEGIATE STATION HOMEOWNERS ASSOCIATION, INC

Debra Minkoff
Witness

David J. Minkoff (Seal)

By: DAVID J. MINKOFF
Printed Name

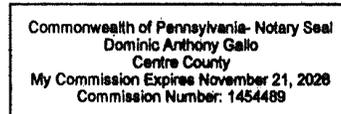
SECRETARY
Title

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

ON THIS, the 9th day of November, 2025, before me, the undersigned officer, a Notary Public, personally appeared David J. Minkoff who acknowledged himself/herself to be the Secretary of THE COLLEGIATE STATION HOMEOWNERS ASSOCIATION, INC. and, that in such capacity, executed the foregoing instrument for the purposes therein contained.

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

Dominic Gallo
Notary Public
My Commission Expires: 11/21/28



**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.



Witness



Brian S. Harmon, Owner, Lot No. 1743 (Seal)



Witness

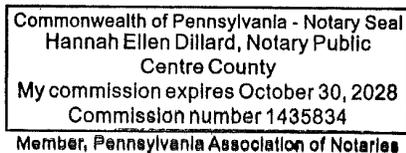


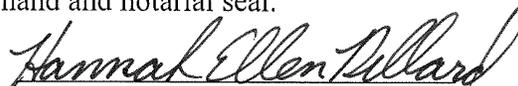
Marci J. Harmon, Owner, Lot No. 1743 (Seal)

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

On this 6th day of November, 2025, before me, the undersigned officer, a notary public, personally appeared BRIAN S. HARMON and MARCI J. HARMON, 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 have hereunto set my hand and notarial seal.





Notary Public
My commission expires: Oct 30, 2028

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.

Francheska Cardona
 Witness

[Signature] (Seal)
 HAPPY VALLEY HOLDINGS, LLC,
 Owner, Lot No. 1747
 By: PATRICK THORNTON
 Printed Name
MANAGING MEMBER
 Title

COMMONWEALTH OF PENNSYLVANIA :
 Lehigh :
 COUNTY OF ~~CENTRE~~ :

On this 17 day of Nov, 2025, before me, the undersigned officer, a notary public, personally appeared Patrick Thornton, who acknowledged himself/herself to be a Member of HAPPY VALLEY HOLDINGS, LLC, and that in such capacity, executed the foregoing instrument for the purposes therein contained.

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

Catherine I. Martinez
 Notary Public
 My Commission Expires: 10/4/29

Commonwealth of Pennsylvania - Notary Seal
 Catherine I. Martinez, Notary Public
 Lehigh County
 My commission expires October 4, 2029
 Commission number 1321849
 Member, Pennsylvania Association of Notaries

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.



Witness



Alfred Frank Pandolfi, III, Owner,
Lot No. 1750 (Seal)



Witness

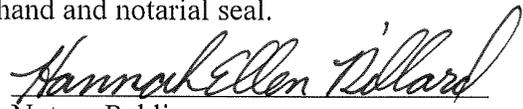


Andrea Lee Pandolfi, Owner,
Lot No. 1750 (Seal)

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

On this 6th day of November 2025, before me, the undersigned officer, a notary public, personally appeared ALFRED FRANK PANDOLFI, III and ANDREA LEE PANDOLFI, 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.

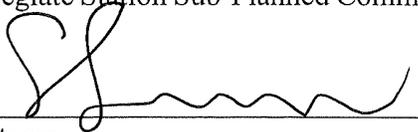
In witness whereof, I have hereunto set my hand and notarial seal.



Notary Public
My commission expires: Oct 30, 2028

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.



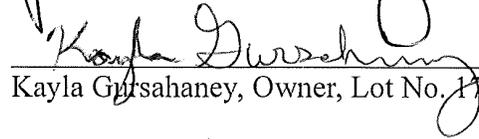
Witness



Witness



Judith Gursahaney, Owner, Lot No. 1751 (Seal)

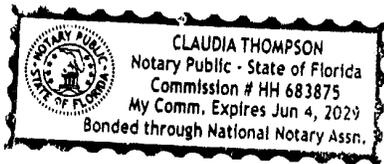


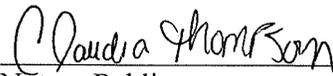
Kayla Gursahaney, Owner, Lot No. 1751 (Seal)

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

On this 6th day of November, 2025, before me, the undersigned officer, a notary public, personally appeared JUDITH GURSAHANEY and KAYLA GURSAHANEY, 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 have hereunto set my hand and notarial seal.

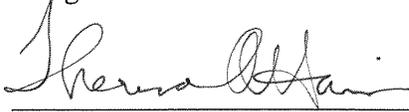




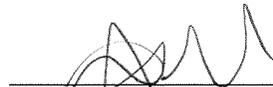
Notary Public
My commission expires: 06-04-29

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.



Witness



Jonelle Dickson-Prokopchak, Owner, (Seal)
Lot No. 1754

COMMONWEALTH OF PENNSYLVANIA :
: :
COUNTY OF CENTRE :

On this 7th day of November, 2025, before me, the undersigned officer, a notary public, personally appeared JONELLE DICKSON-PROKOPCHAK, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

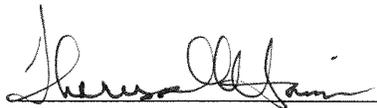
In witness whereof, I have hereunto set my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
Hannah Ellen Dillard, Notary Public
Centre County
My commission expires October 30, 2028
Commission number 1435834
Member, Pennsylvania Association of Notaries

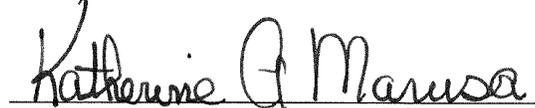

Notary Public
My commission expires: Oct 30, 2028

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.



Witness

 (Seal)

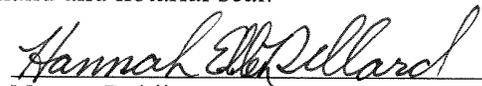
Katherine A. Marusa, Owner, Lot No. 1755

COMMONWEALTH OF PENNSYLVANIA :
: :
COUNTY OF CENTRE :

On this 6 day of November, 2025, before me, the undersigned officer, a notary public, personally appeared KATHERINE A. MARUSA, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
Hannah Ellen Dillard, Notary Public
Centre County
My commission expires October 30, 2028
Commission number 1435834
Member, Pennsylvania Association of Notaries



Notary Public
My commission expires: Oct 30, 2028

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.

Theresa Allen
Witness

David J. Chew (Seal)
David J. Chew, Owner, Lot No. 1759

Theresa Allen
Witness

Patricia A. Chew (Seal)
Patricia A. Chew, Owner, Lot No. 1759

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

On this 6th day of November, 2025, before me, the undersigned officer, a notary public, personally appeared DAVID J. CHEW and PATRICIA A. CHEW, 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 have hereunto set my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
Hannah Ellen Dillard, Notary Public
Centre County
My commission expires October 30, 2028
Commission number 1435834
Member, Pennsylvania Association of Notaries

Hannah Ellen Dillard
Notary Public
My commission expires: Oct 30, 2028

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.

[Signature]
Witness

Miles Alford
Witness

[Signature] (Seal)
David J. Minkoff, Owner, Lot No. 1763

[Signature] (Seal)
Deborah M. Minkoff, Owner, Lot No. 1763

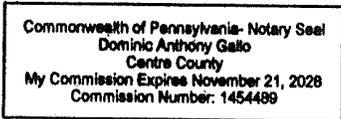
[Signature]
Zachary Welch

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

On this 9th day of November, 2025, before me, the undersigned officer, a notary public, personally appeared DAVID J. MINKOFF and DEBORAH M. MINKOFF, 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 have hereunto set my hand and notarial seal.

[Signature]
Notary Public
My commission expires: 11/21/28



**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.

Theresa Altman
Witness

Theresa Altman
Witness

Walter R. Bashaw, II (Seal)
Walter R. Bashaw, II, Owner, Lot No. 1767

Megan E. Bashaw (Seal)
Megan E. Bashaw, Owner, Lot No. 1767

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

On this 7th day of November 2025, before me, the undersigned officer, a notary public, personally appeared WALTER R. BASHAW, II and MEGAN E. BASHAW, 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 have hereunto set my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
Hannah Ellen Dillard, Notary Public
Centre County
My commission expires October 30, 2028
Commission number 1435834
Member, Pennsylvania Association of Notaries

Hannah Ellen Dillard
Notary Public
My commission expires: Oct 30 2028

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.

Andria M...
Witness

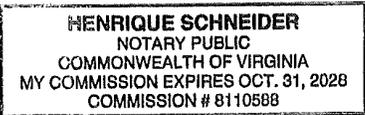
Laurene B. Kane, Trustee (Seal)
Laurene B. Kane, Trustee of the Laurene B. Kane
Revocable Living Trust, Dated November 24,
1997, Owner, Lot No. 1771

COMMONWEALTH OF PENNSYLVANIA Virginia
:
COUNTY OF CENTRE Fairfax :

On this 15 day of November, 2025, before me, the undersigned officer, a notary public, personally appeared LAURENE B. KANE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and notarial seal.

H. Schneider
Notary Public
My commission expires: 10/31/2028



**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

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Theresa Altman
Witness

Theresa Altman
Witness

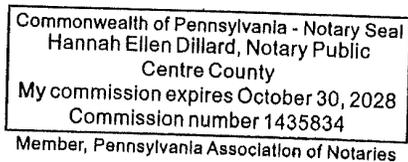
William S. Hartman, III (Seal)
William S. Hartman, III, Owner, Lot No. 1773

Dorothy L. Hartman (Seal)
Dorothy L. Hartman, Owner, Lot No. 1773

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

On this 7th day of November, 2025, before me, the undersigned officer, a notary public, personally appeared WILLIAM S. HARTMAN, III and DOROTHY L. HARTMAN, 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.

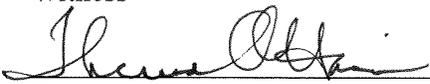
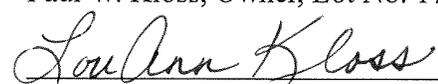
In witness whereof, I have hereunto set my hand and notarial seal.



Hannah Ellen Dillard
Notary Public
My commission expires: Oct 30, 2028

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.

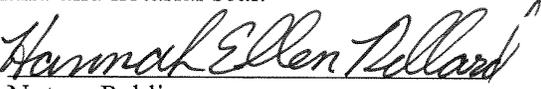
 _____ Witness	 _____ (Seal) Paul W. Kloss, Owner, Lot No. 1775
 _____ Witness	 _____ (Seal) Lou Ann Kloss, Owner, Lot No. 1775

COMMONWEALTH OF PENNSYLVANIA :
:
:
COUNTY OF CENTRE :

On this 6th day of November 2025, before me, the undersigned officer, a notary public, personally appeared PAUL W. KLOSS and LOU ANN KLOSS, 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 have hereunto set my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
 Hannah Ellen Dillard, Notary Public
 Centre County
 My commission expires October 30, 2028
 Commission number 1435834
 Member, Pennsylvania Association of Notaries


 Notary Public
 My commission expires: Oct 30, 2028

**Owner Signature Page for
the Declaration of
The Collegiate Station Sub-Planned Community**

The undersigned Owners of a Lot or Lots in The Collegiate Station Sub-Planned Community and member of The Collegiate Station Homeowners Association, Inc., owning the respective Lot(s) shown next to such Owner's name, hereby causes this Declaration for the Collegiate Station Sub-Planned Community to be duly executed effective as of the date first above.

Hanna Dillard
Witness

T. Richard Novosel (Seal)
T. Richard Novosel, Owner, Lot No. 1777

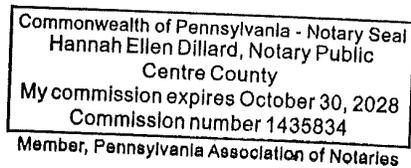
Hannah Harris
Witness

Mindy S. Novosel (Seal)
Mindy S. Novosel, Owner, Lot No. 1777

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF CENTRE :

On this 7th day of November, 2025, before me, the undersigned officer, a notary public, personally appeared T. RICHARD NOVOSEL and MINDY S. NOVOSEL, 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 have hereunto set my hand and notarial seal.



Hannah Ellen Dillard
Notary Public
My commission expires: Oct 30 2028

EXHIBIT "A"
Description of Real Estate

PHASE ONE

TRACT ONE (Lot 701, Phase 7)

ALL that certain tract of land situated in Patton Township, Centre County, PA, being Lot 701, as shown on a plan entitled, "Preliminary/ Final Subdivision Plan Phases 6, 7, & 8" prepared by PennTerra Engineering, Inc., dated January 2, 2008 and recorded July 9, 2008 in Plat Book 81 at Page 35, being more particularly bounded and described as follows:

BEGINNING at a point of land being an iron pin set along the western edge of the right-of-way for Beaumanor Road (50' R-O-W) and lands now or formerly of Pinnacle Development, LLC, designated as Phase 6, thence along said lands now or formerly of Pinnacle Development, LLC, South 55 degrees 38 minutes 57 seconds West for a distance of 368.96 feet to a point; thence along said point South 47 degrees 48 minutes 46 seconds West for a distance of 210.63 feet to a point; thence along said point North 42 degrees 11 minutes 14 seconds West for a distance of 152.00 feet to a point being an iron pin set along the southern edge of the right-of-way for Woodledge Drive (50' R-O-W); thence along said right-of-way North 47 degrees 48 minutes 46 seconds East for a distance of 185.19 feet to a point; thence along said point along a curve to the right having a radius of 475.00 feet, an arc of 64.97 feet, and a chord bearing of North 51 degrees 43 minutes 52 seconds East for a distance of 64.92 feet to a point; thence along said point North 55 degrees 38 minutes 57 seconds East for a distance of 159.16 feet to a point; thence along said point North 55 degrees 38 minutes 57 seconds East for a distance of 120.34 feet to a point; thence along said point along a curve to the left having a radius of 325.00 feet, an arc of 56.95 feet, and a chord bearing of North 50 degrees 37 minutes 46 seconds East for a distance of 56.88 feet to a point; thence along said point and along a curve to the right having a radius of 14.00 feet, an arc of 19.96 feet, and a chord bearing of North 86 degrees 27 minutes 36 seconds East for a distance of 18.31 feet to a point; thence along said point along the right-of-way for Beaumanor Road (50' R-O-W) along a curve to the right having a radius of 225.00 feet, an arc of 141.59 feet, and a chord bearing of South 34 degrees 39 minutes 43 seconds East for a distance of 139.27 feet to a point; thence along said point South 16 degrees 38 minutes 02 seconds East for a distance of 8.27 feet to a point being an iron pin set being the place of BEGINNING, CONTAINING 2.088 acres +/-.

TRACT TWO (Lot 703, Phase 7)

ALL that certain tract of land situated in Patton Township, Centre County, PA, being Lot 703, as shown on a plan entitled, "Preliminary/ Final Subdivision Plan Phases 6, 7, & 8" prepared by PennTerra Engineering, Inc., dated January 2, 2008 and recorded July 9, 2008 in Plat Book 81 at Page 35, being more particularly bounded and described as follows:

BEGINNING at point of land being an iron pin set along the northwestern edge of the right-of-way for Woodledge Drive (50' R-O-W) and Lot No. 704 on the above-referenced plan, thence along said Lot No. 704 North 42 degrees 11 minutes 14 seconds West for a distance of 150.00 feet to a point along lands now or formerly of Pinnacle Development, LLC (Residue of Tax Parcel 18-21-10); thence along said lands North 47 degrees 48 minutes 46 seconds East for a distance of 160.53 feet to a point along the right-of-way for Victory Boulevard (50' R-O-W); thence along said right-of-way along a curve to the right having a radius of 800.00 feet, an arc of 65.58

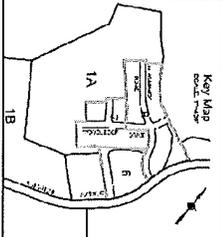
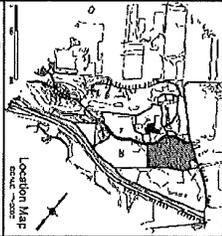
feet, and a chord bearing of South 37 degrees 58 minutes 21 seconds East for a distance of 65.56 feet to a point; thence along said point South 35 degrees 37 minutes 27 seconds East for a distance of 74.97 feet to a point; thence along said point along a curve to the right having a radius of 14.00 feet, an arc of 21.67 feet, and a chord bearing of South 08 degrees 43 minutes 14 seconds West for a distance of 19.57 feet to a point; thence along said point and along the right-of-way for Woodledge Drive (50' R-O-W) and along a curve to the left having a radius of 525.00 feet, an arc of 48.13 feet, and a chord bearing of South 50 degrees 26 minutes 21 seconds West for a distance of 48.11 feet to a point; thence along said point South 47 degrees 48 minutes 46 seconds West for a distance of 83.89 feet to a point being an iron pin set along the southeastern corner of Lot No. 704 on the above-referenced plan, being the place of BEGINNING, CONTAINING 0.532 Acres +/-.

EXHIBIT "B"
Ownership

Owner(s)	Tax Parcel Number	Former Lot Number	New Lot Number	Lot Number/Location	Percentage Interest
Brian S. & Marci J. Harmon	18-021-10L-1743W	701	701-1	1743 Woodledge Drive	7.692% (1/13)
Happy Valley Holdings LLC	18-021-10L-1747W	701	701-2	1747 Woodledge Drive	7.692% (1/13)
Alfred Frank III & Andrea Lee Pandolfi	18-021-10L-1750W	703	703-1	1750 Woodledge Drive	7.692% (1/13)
Judith & Kayla Gursahaney	18-021-10L-1751W	701	701-3	1751 Woodledge Drive	7.692% (1/13)
Jonelle Dickson-Prokopchak	18-021-10L-1754W	703	703-2	1754 Woodledge Drive	7.692% (1/13)
Katherine A. Marusa	18-021-10L-1755W	701	701-4	1755 Woodledge Drive	7.692% (1/13)
David J. & Patricia A. Chew	18-021-10L-1759W	701	701-5	1759 Woodledge Drive	7.692% (1/13)
David J. & Deborah M. Minkoff	18-021-10L-1763W	701	701-6	1763 Woodledge Drive	7.692% (1/13)
Walter R. II & Megan E. Bashaw	18-021-10L-1767W	701	701-7	1767 Woodledge Drive	7.692% (1/13)
Laurene B. Kane, Trustee of the Laurene B. Kane Revocable Living Trust Dated November 24, 1997	18-021-10L-1771W	701	701-8	1771 Woodledge Drive	7.692% (1/13)
William S. III & Dorothy L Hartman	18-021-10L-1773W	701	701-11	1773 Woodledge Drive	7.692% (1/13)
Paul W. & Lou Ann Kloss	18-021-10L-1775W	701	701-10	1775 Woodledge Drive	7.692% (1/13)
T. Richard & Mindy S. Novosel	18-021-10L-1777W	701	701-9	1777 Woodledge Drive	7.692% (1/13)

EXHIBIT "C"

Plat



Township Planning Commission
 Name: [Blank]
 Date: [Blank]

Township Supervisors
 Name: [Blank]
 Date: [Blank]

Professional Land Surveyor Certification
 1. I, [Blank], a Professional Land Surveyor, do hereby certify that the above is a true and correct copy of the original as shown to me by [Blank] on [Blank] at [Blank].

SURVEY FEATURES LEGEND

1. Survey Boundary
 2. Survey Boundary
 3. Survey Boundary
 4. Survey Boundary
 5. Survey Boundary
 6. Survey Boundary
 7. Survey Boundary
 8. Survey Boundary
 9. Survey Boundary
 10. Survey Boundary

EXISTING CURVE TABLE

CHORD BEARING	CHORD DISTANCE	DELTA
101-1	101-2	101-3
101-4	101-5	101-6
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101-10	101-11	101-12
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101-613	101-614	101-615
101-616	101-617	101-618
101-619	101-620	101-621
101-622	101-623	101-624
101-625	101-626	101-627
101-628	101-629	101-630
101-631	101-632	101-633
101-634	101-635	101-636
101-637	101-638	101-639
101-640	101-641	101-642
101-643	101-644	101-645
101-646	101-647	101-648
101-649	101-650	101-651
101-652	101-653	101-654
101-655	101-656	101-657
101-658	101-659	101-660
101-661	101-662	101-663
101-664	101-665	101-666
101-667	101-668	101-669
101-670	101-671	101-672
101-673	101-674	101-675
101-676	101-677	101-678
101-679	101-680	101-681
101-682	101-683	101-684
101-685	101-686	101-687
101-688	101-689	101-690
101-691	101-692	101-693
101-694	101-695	101-696
101-697	101-698	101-699
101-700	101-701	101-702
101-703	101-704	101-705
101-706	101-707	101-708
101-709	101-710	101-711
101-712	101-713	101-714
101-715	101-716	101-717
101-718	101-719	101-720
101-721	101-722	101-723
101-724	101-725	101-726
101-727	101-728	101-729
101-730	101-731	101-732
101-733	101-734	101-735
101-736	101-737	101-738
101-739	101-740	101-741
101-742	101-743	101-744
101-745		