

FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM

OF ST. IVES, a condominium

College Township, Pennsylvania

**Pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.
Section 3101, et seq, as amended.**

**FOURTH AMENDMENT TO DECLARATION
OF CONDOMINIUM, ST. IVES, a condominium**

This fourth amendment is made this _____ day of _____, 2014,

To the Declaration of Condominium of St. Ives, a condominium, by the St. Ives Condominium Association, Inc., (hereinafter referred to as "Association").

WITNESSETH

WHEREAS, pursuant to a certain declaration of condominium dated July 30, 1994, executed by Declarant S&A Custom Built Homes, Inc., and recorded in the office of the Recorder of Deeds for Centre County, in Centre County Record Book 772, page 383, Declarant submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. Section 3101, et seq., as amended (1993) (hereinafter referred to as the "Act"), certain real estate described in the Declaration located in College Township, Centre County, and known as "St. Ives, a condominium"; and

WHEREAS, by the terms of a first amendment to Declaration of Condominium, the Condominium was added to convert certain real estate to a combination of units, limited common elements, and reserve common elements, which first amendment appears in Centre County Record Book 1054, page 351; and

WHEREAS, by the terms of a second amendment to Declaration of Condominium, the Condominium was amended by the withdraw of certain withdrawable real estate, which second amendment appears in Centre County Record Book 1262, at page 212; and

WHEREAS, by the terms of that certain "Amendment of Declaration of Condominium for St. Ives Condominium, the Declaration was amended by 67% of the Unit Owners and formally adopted by the Board to amend section 21.2, property insurance; and

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

WHEREAS, on July 30, 2014, notice of the proposed amendment was sent to all unit owners, and the said amendment was approved by 67% of the owners of units in St. Ives; and

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

NOW, THEREFORE, pursuant to the Declaration and the Act, the Association, with the assent of at least 67% of the current unit owners, and with the approval of the Board, hereby amends the Declaration as follows:

1. Effective November 1, 2014, Section 11.1 of the Declaration shall be amended by the addition of a new subsection c, as follows:

c. Leasing of residential units is prohibited as of November 1, 2014.

In the event special circumstances arise relating to Estate Settlement, health issues or unanticipated events that create hardship, unit owners or their power of attorney may present a detailed financial written proposal to the Board requesting permission to lease for a period of not more than 12 months. The decision of the Board will be final. The unit owners of leased units under all circumstances are subject to leasing requirements of the Declarations and By-Laws in effect at the time of this amendment and as herein outlined.

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

IN WITNESS WHEREOF, the said St. Ives Condominium Association has caused its name to be signed to these presents by its president of the Executive Board on this _____ day of _____, 2014.

ST. IVES CONDOMINIUM ASSOCIATION

By: _____
President of Executive Board

COMMONWEALTH OF PENNSYLVANIA}
COUNTY OF CENTRE } **SS:**

On this _____ day of _____, __, before me, a notary public, the undersigned officer, personally appeared _____ who acknowledged himself to be the President of the Executive Board of the St. Ives Condominium Association, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name thereon.

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

Notary Public