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Kaufman



R 02085-0888 Aug 29, 2011
NITTANY GROVE CONDOMINIUM COMMUNITY
NITTANY GROVE CONDOMINIUM COMMUNITY

08-29-2011
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AMEN 4 pgs

Joseph L. Winkler
RECORDER OF DEEDS

FIRST AMENDED DECLARATION OF CONDOMINIUM

OF

**NITTANY GROVE CONDOMINIUM COMMUNITY,
A Condominium**

Harris Township, Pennsylvania

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

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
NITTANY GROVE CONDOMINIUM COMMUNITY, A CONDOMINIUM

THIS FIRST AMENDMENT made this 26th day of August, 2011, to the Declaration of Condominium of Nittany Grove Condominium Community, a Condominium, by Aguer-Nobori Properties (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, pursuant to a certain Declaration of Condominium dated October 16, 2009, executed by Declarant and recorded in the Office of the Recorder of Deeds for Centre County, in Record Book 2045, Page 715, Declarant submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. §3101, *et seq.*, as amended (1993) (hereinafter referred to as the "Act"), certain real estate described in the Declaration and created a condominium known as "Nittany Grove Condominium"; and

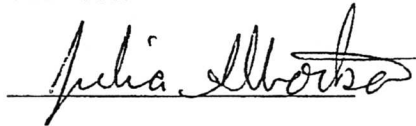
WHEREAS, Declarant wishes to more clearly define the acceptable use of the units therein.

NOW, THEREFORE, pursuant to the Declaration and the Act, the Declarant hereby amends the Declaration as follows:

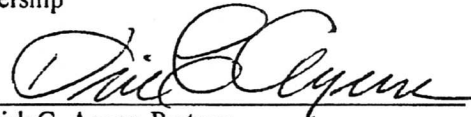
1. Units shall consist of a site area for the installation of a manufactured or modular home, such that the home shall be transported to the site, assembled, and then later can be disassembled and transported to another site. Units may also include an above grade garage or a below grade garage, such as provided in the elevation attached hereto as Exhibit "A", as long as these garages are not used as living space.
2. Except as specifically amended hereby, the Declaration shall remain in full force and effect, and all items used herein shall have the meanings set forth and interpreted in accordance with the Declaration.

IN WITNESS WHEREOF, the said Aguer-Nobori Properties has caused its name to be signed to these presents by its general partner on this 26th day of August, 2011.

WITNESS:



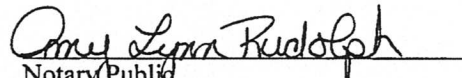
AGUER-NOBORI PROPERTIES, a California
Partnership

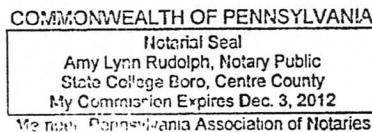
By: 
Kirk G. Aguer, Partner

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CENTRE :

On this the 26th day of August, 2011, before me, a Notary Public, the undersigned officer, personally appeared KIRK G. AGUER, Partner of AGUER-NOBORI PROPERTIES, a California Partnership, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as Partner.

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


Notary Public



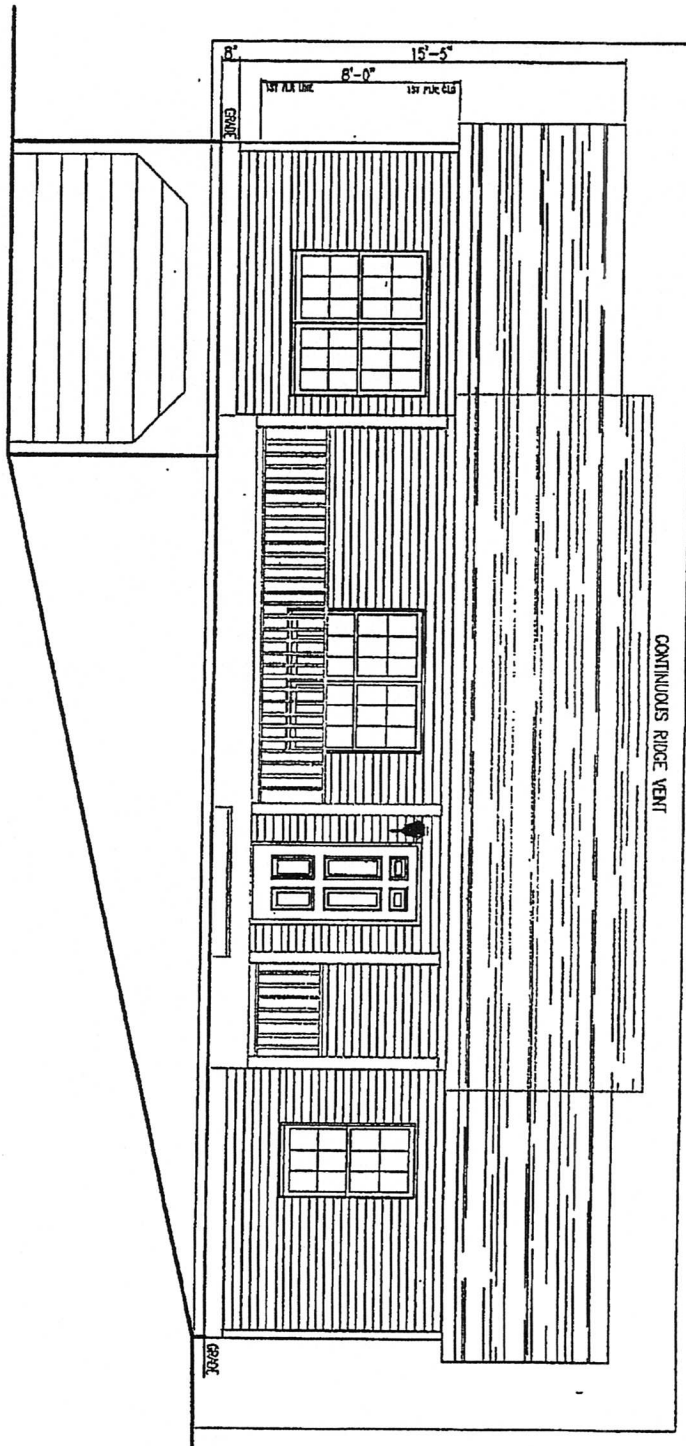


EXHIBIT "A"

PENNTERRA
5-3.
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R 02194-0820 Feb 15, 2017

AGUER-NOBORI PROPERTIES

AGUER-NOBORI PROPERTIES

02-15-2017

10:38:58

AMEN 5 pgs

RECORDER OF DEEDS

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

NITTANY GROVE CONDOMINIUM COMMUNITY,

A Condominium

Harris Township, Pennsylvania

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

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
NITTANY GROVE CONDOMINIUM COMMUNITY, A CONDOMINIUM**

THIS SECOND AMENDMENT made this 9th day of February, 2017, to the Declaration of Condominium of Nittany Grove Condominium Community, a Condominium, by Aguer-Nobori Properties (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, pursuant to a certain Declaration of Condominium dated October 16, 2009, executed by Declarant and recorded in the Office of the Recorder of Deeds for Centre County, in Record Book 2045, Page 715, Declarant submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. §3101, *et seq.*, as amended (hereinafter referred to as the "Act"), certain real estate described in the Declaration and created a condominium known as "Nittany Grove Condominium Community"; and

WHEREAS, at Section 3.1.4 of the Declaration, the Declarant reserved the right to change the total number of units and to change the location of units and boundaries.

WHEREAS, at Section 3.1.5 of the Declaration, the Declarant agreed to bear the costs of any Plan Amendments regarding the relocation of unit boundaries.

WHEREAS, the Declarant desires to change the number of units from 54 to 49 and to change the location of units and boundaries as shown on that certain plan known as Nittany Grove Condominium Community, Condominium Declaration Plat, Plan Amendment #1, by Penn Terra Engineering, dated December 9, 2016.

NOW, THEREFORE, pursuant to the Declaration and the Act, the Declarant hereby amends the Declaration as follows:

1. Exhibit "B" of the Declaration is hereby amended and replaced by a new set of Amended Plats and Plans, known as Nittany Grove Condominium Community, Condominium Declaration Plat, Plan Amendment #1, by Penn Terra Engineering, dated December 9, 2016, which has been recorded at Centre County Plat Book 91, Page 140, and is incorporated herein by this reference.
2. Exhibit "C" of the Declaration is hereby amended and replaced by a new statement of Unit Numbers and Percentages marked Exhibit "C" attached hereto and made a part hereof.
3. Except as specifically amended hereby, the Declaration shall remain in full force and effect.

(Signature page to follow)

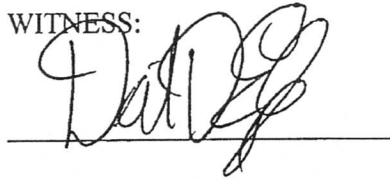
EXHIBIT "C"
UNITS AND PERCENTAGE INTEREST

<u>Unit #</u>	<u>Address</u>	<u>Percentage</u>
1	127 Timberwood Trail	2.041%
2	135 Timberwood Trail	2.041%
3	2250 Boal Avenue	2.041%
4	145 Timberwood Trail	2.041%
6	149 Timberwood Trail	2.041%
7	161 Timberwood Trail	2.041%
8	167 Timberwood Trail	2.041%
9	171 Timberwood Trail	2.041%
10	179 Timberwood Trail	2.041%
11	185 Timberwood Trail	2.041%
12	197 Timberwood Trail	2.041%
13	201 Timberwood Trail	2.041%
14	200 Timberwood Trail	2.041%
15	192 Timberwood Trail	2.041%
16	188 Timberwood Trail	2.041%
17	180 Timberwood Trail	2.041%
18	176 Timberwood Trail	2.041%
19	162 Timberwood Trail	2.041%
20	158 Timberwood Trail	2.041%
21	152 Timberwood Trail	2.041%
22	140 Timberwood Trail	2.041%
27	204 Timberwood Trail	2.041%
28	210 Timberwood Trail	2.041%
29	246 Timberwood Trail	2.041%
30	254 Timberwood Trail	2.041%
31	260 Timberwood Trail	2.041%
32	268 Timberwood Trail	2.041%
33	274 Timberwood Trail	2.041%
34	284 Timberwood Trail	2.041%
35	290 Timberwood Trail	2.041%
36	298 Timberwood Trail	2.041%
37	306 Timberwood Trail	2.041%
38	320 Timberwood Trail	2.041%
39	313 Timberwood Trail	2.041%
40	307 Timberwood Trail	2.041%
41	299 Timberwood Trail	2.041%
42	291 Timberwood Trail	2.041%
43	285 Timberwood Trail	2.041%
44	271 Timberwood Trail	2.041%
45	263 Timberwood Trail	2.041%
46	257 Timberwood Trail	2.041%

47	251 Timberwood Trail	2.041%
48	245 Timberwood Trail	2.041%
49	241 Timberwood Trail	2.041%
50	237 Timberwood Trail	2.041%
51	229 Timberwood Trail	2.041%
52	221 Timberwood Trail	2.041%
53	213 Timberwood Trail	2.041%
54	205 Timberwood Trail	2.041%

IN WITNESS WHEREOF, the said Aguer-Nobori Properties has caused its name to be signed to this Second Amendment by its general partner on this 9th day of February, 2017.

WITNESS:



AGUER-NOBORI PROPERTIES, a
Partnership

By:


Kirk G. Aguer, General Partner

COMMONWEALTH OF PENNSYLVANIA

:

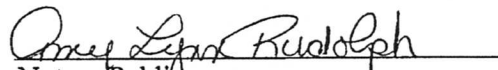
SS.

COUNTY OF CENTRE

:

On this the 9th day of February, 2017, before me, a Notary Public, the undersigned officer, personally appeared KIRK G. AGUER, Partner of AGUER-NOBORI PROPERTIES, a Partnership, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as Partner.

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


Notary Public