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PC

1064

SECOND AMENDMENT TO THE
MASTER DECLARATION OF PROTECTIVE COVENANTS
FOR STONEBRIDGE

THIS AMENDMENT TO MASTER DECLARATION is made this 8th day of November, 1993, by S&A CUSTOM BUILT HOMES, INC., a Pennsylvania business corporation, THOMAS F. SONGER and H. DAVID BROWN, partners, t/d/b/a JOHNSON FARM ASSOCIATES, hereinafter referred to as "Developer".

WHEREAS, Johnson Farm Associates did cause to be executed and recorded a Master Declaration of Protective Covenants for Stonebridge, dated March 5, 1990 and recorded in Centre County Record Book 517, Page 649, hereinafter called "Declaration"; and (FERG TWP)

WHEREAS, the ownership interest in the Properties was conveyed by Deed of Calvin E. Zimmerman and Thomas F. Songer, partners, t/d/b/a Johnson Farm Associates, to S&A Custom Built Homes, Inc., a Pennsylvania business corporation, Thomas F. Songer and H. David Brown, partners, t/d/b/a Johnson Farm Associates, as recorded in Centre County Record Book 562, Page 521; and

WHEREAS, Johnson Farm Associates did cause to be executed and recorded a First Amendment to the Master Declaration of Protective Covenants for Stonebridge, dated June 7, 1991 and recorded in Centre County Record Book 573, Page 1105, hereinafter called "First Amendment to Declaration";

1. Developer declares that Article II, Section 8 of the Master Declaration of Protective Covenants for Stonebridge, dated March 5, 1990 and recorded in Centre County Record Book 517, Page 649 shall be amended to read as follows:

Section 8. Swimming Pool, Tennis Courts, and Baseball Field. Developer shall construct the recreation facilities specified below within one year after the applicable number of dwelling units specified below are built and occupied.

50 dwelling units

Baseball field

100 dwelling units

Parking area, 1/2 court
basketball, 4 picnic tables,
2 horseshoe pits

150 dwelling units

Two tennis courts

Recorded in the office for the recording
of Deeds, etc in and for Centre County
RECORDED
Book No. 730 at page 375
16TH day of NOV. A. D. 19 93

or
Swimming Pool

or
Sand Volleyball area and
One Pavilion

Witness my hand and seal of office

Wayne M. Peters
Recorder

ENTERED FOR RECORD

93 NOV 16 AM 9: 59

HAZEL J. PETERS
RECORDER OF DEEDS
CENTRE COUNTY

BOOK 730 PAGE 375

250 dwelling units

Two tennis courts
or
Swimming Pool
or
Sand Volleyball area and
One Pavilion
(One of two remaining items
which were not built at
150 dwelling units)

300 dwelling units

Two tennis courts
or
Swimming Pool
or
Sand Volleyball area and
One Pavilion
(Remaining item not built at
150 dwelling units or
250 dwelling units)
and Landscaping

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed the day and year first above written.

S&A CUSTOM BUILT HOMES, INC.
partner, t/d/b/a Johnson Farm Associates

By: Robert E. Poole
Robert E. Poole, President

ATTEST:

Robert L. Jones

Thomas F. Songer

Thomas F. Songer, partner,
t/d/b/a Johnson Farm Associates

(SEAL)

H. David Brown

H. David Brown, partner,
t/d/b/a Johnson Farm Associates

(SEAL)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CENTRE) SS:

On this, the 8th day of November 1993, before me, a Notary Public, the undersigned officer, personally appeared ROBERT E. POOLE, who acknowledged himself to be the President of S&A CUSTOM BUILT HOMES, INC., a Pennsylvania business corporation, partner, t/d/b/a JOHNSON FARM ASSOCIATES, and that as such, he, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

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

Elaine C. Lang
Notarial Seal
Elaine C. Lang, Notary Public
College Twp., Centre County
My Commission Expires April 7, 1997

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CENTRE

) SS:

On this, the 8th day of *November* 1993, before me, a Notary Public, the undersigned officer, personally appeared H. DAVID BROWN, partner, t/d/b/a JOHNSON FARM ASSOCIATES, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that same for the purpose therein contained.

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

Elaine C. Lang



COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CENTRE) SS:

On this, the 8th day of *November* 1993, before me, a Notary Public, the undersigned officer, personally appeared THOMAS F. SONGER, partner, t/d/b/a JOHNSON FARM ASSOCIATES, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that same for the purpose therein contained.

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

Elaine C. Lang

