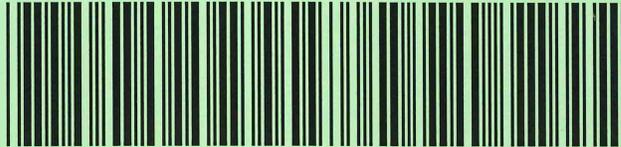


Centre County
Recorder Of Deeds

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Bellefonte, PA 16823
814-355-6801



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Instrument # 1152

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Joseph J. Davidson
RECORDER OF DEEDS

**The Village at Penn State,
Master Association**

THE 1ST AMENDMENT TO THE BY-LAWS

**The Village at Penn State,
Master Association.**

1st Amendment to Change the Executive Board

WHEREAS, by a Master Declaration of Planned Unit Development dated August 13, 2003 and recorded September 9, 2003 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 1596 at Page 441 and Map Drawer Record Book 1596 at Page 441, **Pinnacle Development, LLC.** (hereinafter "Declarant") caused to be created, pursuant to Pennsylvania's Uniform Planned Community Act at 68 Pa. C.S.A Section 5101 et seq. (hereinafter "Act"), a Master Planned Unit Development known as **The Village at Penn State Master Planned Unit Development**; and

WHEREAS, pursuant to aforementioned Declaration, The Village at Penn State Master Association was incorporated to carry out the terms and conditions set forth in the Declaration.

WHEREAS, on August 13, 2003 By-Laws of The Village at Penn State Master Association were adopted by execution of the By-Laws by the Officers of the Corporation.

WHEREAS, pursuant to Article III, Section 3.1 the number of Directors has been set at five (5) members to correspond to Article XII of the Declaration for the Village of Penn State a Pennsylvania Master Planned Unit Development.

WHEREAS, by resolution of the Board of Directors on 4/2/10 it is the desire of the Board of Director that the number of Directors be changed to the number of Sub Associations at such time as Article XII of the Declaration of the Master Planned Unit Development for the Village of Penn State is amended.

WHEREAS, Article VII of these By-Laws calls for the same amendment process as the Master Declaration.

WHEREAS, by that same resolution The Board of Directors has authorized Continental Real Estate Management, Inc. to secure the necessary consent of this Amendment pursuant to Article VII of the Declaration and to certify the results to the Secretary of the Master Association.

NOW THEREFORE, the Board of Directors declare as follows:

- I. That Article III, Section 3.1 to be deleted in its entirety and substituted as follows:
 - (1) Article III, Section 3.1 – Number and Qualification.
The affairs of the Master Association shall be governed by an Executive Board (hereinafter referred to as the "Board".) The Board shall be composed of a number equal to the number of Sub Associations, all of whom shall be Unit Owner or designees of the Declarant.

Should the number of the Board Members be an even number then in the event of a tie for an issue requiring Board approval, the President shall cast the tie-breaking vote.

- (2) All other terms and conditions of the By-Laws for the Village at Penn State Master Association are reaffirmed by this 1st Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the President of The Board of Directors of The Village at Penn State Master Planned Unit Development has caused the document to be executed this _____ day of 4/2, 2018.

Witness

The Village at Penn State Master Planned Unit Development by, the Village at Penn State Master Association

T. Stambough
TOM STAMBOUGH

By: George J. Kelly
GEORGE KELLY, President

The undersigned being the Secretary of The Village of Penn State Master Association hereby certifies that the requirements for Amendments of pursuant to Article VII of the Declaration for the creation of The Village of Penn State have been followed and that at least 67% of all unit owners of all sub associations have voted to approve this Amendment.

The Village at Penn State Master Association

By: Amanda L. Nelson
Amanda L. Nelson Secretary

COMMONWEALTH OF PENNSYLVANIA

:

ss.

COUNTY OF CENTRE

:

On this, the 2 day of APRIL, 2018, before me, a Notary public, in and for said Commonwealth, personally appeared, GEORGE WILLAN, who, after being duly sworn according to law, deposes and says that he is the President of The Board of Directors of The Village at Penn State Master Planned Unit Development, that he is authorized to execute the foregoing instrument for the purpose therein contained.

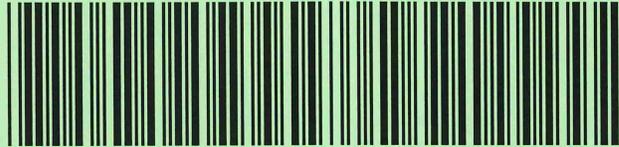
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA *Alicia N. Cornali*
 NOTARIAL SEAL
 Alicia N. Cornali, Notary Public
 Ferguson Twp., Centre County
 My Commission Expires July 27, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC
 My Commission Expires: *July 27, 2020*

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RECORDER OF DEEDS

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**The Village at Penn State,
Master Association**

**THE 10TH AMENDMENT TO
THE DECLARATION OF CONDOMINIUM**

**The Village at Penn State,
a Pennsylvania Master Planned Unit Development.**

10th Amendment to Change the Executive Board

WHEREAS, by a Master Declaration of Planned Unit Development dated August 13, 2003 and recorded September 9, 2003 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 1596 at Page 441 and Map Drawer Record Book 1596 at Page 441, **Pinnacle Development, LLC.** (hereinafter "Declarant") caused to be created, pursuant to Pennsylvania's Uniform Planned Community Act at 68 Pa. C.S.A Section 5101 et seq. (hereinafter "Act"), a Master Planned Unit Development known as **The Village at Penn State Master Planned Unit Development**; and

WHEREAS, pursuant to Article XII, Sections 12.1, and 12.1.2 the number of Board Members is five (5) and further it defines who and how the five (5) Board Members are selected and or Appointed.

WHEREAS, the Board of Directors which to change the number of the members of the Board of Directors and the manner in which they are selected.

WHEREAS, by resolution of The Board of Directors on 4/2/10 it is the desire of the current Board of Directors to change the number of Board Members from five (5) to a number equal to the number of Sub Planned Unit Developments.

WHEREAS, at present the following are the Sub Associations:

(1) Varsity Hollow Condominium, (2) Honors Crossing; a Pennsylvania Planned Community, (3) Honors Crossing II, a Pennsylvania Planned Community, (4) Homecoming Ridge Condominium, (5) Homecoming Ridge II Condominium, (6) Single Family Homes at the Village of Penn State, a Pennsylvania Planned Community, (7) Tradition Cove Condominium, (8) Mascot Cove I Condominium, (9) Ivy Ridge Condominium, and (10) Collegiate Station Condominium.

WHEREAS, by that same resolution The Board of Directors has authorized Continental Real Estate Management, Inc. to secure the necessary consent of this Amendment pursuant to Article VII of the declaration and to certify the results to the Secretary of the Master Association.

NOW THEREFORE, the Board of Directors declares as follows:

- I. That Article XII, Section 12.1 to include 12.1.1 and 12.1.2 are deleted in their entirety and substituted as follows:

Section 12.1 – Overview

There shall be an Executive Board for the Master Association, as well as an Executive Board for each Sub Planned Unit Development Association. The number of Board Members of the Master Association Shall be equal to the number of Sub Planned Unit Development.

Section 12.1.1 – Each Sub Planned Unit Development shall be entitled to have one member on the Board of Directors of the Master Executive Board. These Board Members shall be appointed by the Executive Board of the Sub Planned Unit Development Association.

Section 12.1.2 – In the event that there is an even number of members on The Board of Directors and the Board is “deadlocked” on any issue requiring Board approval, the President shall have the authority to break a tie.

All other terms and conditions of the Declaration for The Village at Penn State Master Planned Unit Development as filed in Record Book 1596 at Page 441, as amended are reaffirmed by this 10th Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the President of The Board of Directors of The Village at Penn State Master Planned Unit Development has caused the document to be executed this _____ day of 4/02, 2018.

The Village at Penn State Master Planned Unit Development by the Village at Penn State Master Association

Witness

TSSJ
TERRY STAMBATUGH

By: George J. Kella
GEORGE J. KELLA, President

The undersigned being the Secretary of The Village of Penn State Master Association hereby certifies that the requirements for Amendment of pursuant to Article VII of the Declaration for the creation of The Village of Penn State have been followed and that at least 67% of all unit owners of all sub associations have voted to approve this Amendment.

The Village at Penn State Master Association

By: Amanda L. Nelson
Amanda L. Nelson, Secretary

COMMONWEALTH OF PENNSYLVANIA

:
:
:

SS.

COUNTY OF CENTRE

On this, the 2 day of APRIL, 2018, before me, a Notary public, in and for said Commonwealth, personally appeared, GEORGE WILLAN, who, after being duly sworn according to law, deposes and says that he is the President of The Board of Directors of The Village at Penn State Master Planned Unit Development, that he is authorized to execute the foregoing instrument for the purpose therein contained.

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

Alicia N. Cornali

NOTARY PUBLIC

My Commission Expires:

July 27, 2020

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Alicia N. Cornali, Notary Public
 Ferguson Twp., Centre County
 My Commission Expires July 27, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES