

UPI Numbers

18-002-,029Q,0000- (Master)
18-002-,029Q,0111-
18-002-,029Q,0113-
18-002-,029Q,0119-
18-002-,029Q,0121-
18-002-,029Q,0127-
18-002-,029Q,0129-
18-002-,029Q,0135-
18-002-,029Q,0137-



R 02262-0271 Dec 01, 2020
S & A HOMES INC
KINGSTON VILLAGE CONDOMINIUM

12-01-2020
14:52:04

AMEN 6 pgs

RECORDED OF DEEDS

Apple ①
6-4
32.50

RECORDING INSTRUCTIONS: Please index this document in the name of the condominium known as **The Kingston Village Condominium** in both the Grantee and Grantor indices, as required by §3304 of the Pennsylvania Condominium Act (68 P.S. §3304(a)), as well as **S & A Homes, Inc.**

**The Kingston Village Condominium,
a Pennsylvania Flexible Condominium Development
3rd Amendment and Conversion of
Convertible/ Withdrawable Real Estate
to the Declaration of Condominium Development**

WHEREAS, by a Declaration of Condominium Development dated November 2, 2018 and recorded May 24, 2019 in the Office of the Recorder of Deeds for Centre County, Pennsylvania in Record Book 2232 at Page 643, S & A Homes, Inc. (hereinafter "Declarant") caused to be created, pursuant to Pennsylvania's Uniform Condominium Act at 68 Pa.C.S.A. Section 3101 et seq. (hereinafter "Act"), a Condominium known as The Kingston Village Condominium located in the **Township of Patton, County of Centre**; and

WHEREAS, by a 1st Amendment to the Declaration recorded in Record Book 2251 at Page 345, Building 11, containing Units 119 and 121, was converted into the Condominium; and

WHEREAS, by a 2nd Amendment to the Declaration recorded in Record Book 2254 at Page 194, Building 10, containing Units 127 and 129, was converted into the Condominium; and

WHEREAS, pursuant to Sections 3219(a)(3)(i), 3211(a), and 3212(a) of the Act, Declarant has the exclusive authority to amend the Declaration to convert or withdraw Convertible/ Withdrawable Real Estate from the Condominium; and

WHEREAS, Declarant desires to convert Building 9, containing Units 135 and 137, so as a result they become part of The Kingston Village Condominium; and

WHEREAS, Declarant desires to amend the Declaration Plat to accommodate the conversion of Building 9; and

WHEREAS, Declarant desires to amend and update the Percentage Interest, Votes and Common Expense Liabilities of the Condominium.

NOW THEREFORE, the Declarant herein declares as follows:

- I. That Building 9, consisting of Units 135 and 137 as set forth in Exhibit "A" attached hereto and incorporated by reference, is converted and will hereinafter become a part of The Kingston Village Condominium, a Pennsylvania Flexible Condominium Development.
- II. That the original Exhibits "B" and "C" as filed to the Declaration are amended to convert Units 135 and 137 into the Condominium by this 3rd Amendment.
- III. That the original Declaration Plat filed as Exhibit "D" to the Declaration, is amended, and a new Declaration Plat identified as the Exhibit "B" to this 3rd Amendment is substituted in its place.
- IV. That the original Exhibit "E" to the Declaration is further amended to reflect the conversion of additional Convertible/ Withdrawable Real Estate, and the new listing of Units, their identifying numbers and their percentage interest, attached hereto as Exhibit "C", is substituted in its place.
- V. All other terms and conditions of the Declaration as recorded in Record Book 2232 at Page 643, as amended in Record Books 2251 at Page 345 and 2254 at Page 194, are not modified by this 3rd Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this 3rd Amendment
this 19 day of November, 2020.

WITNESS

DECLARANT
S & A Homes, Inc.

Alicia N. Fornali

by: Christopher A. Dochat
Christopher A. Dochat, Chief Financial Officer

COMMONWEALTH OF PENNSYLVANIA

:

:

SS.

COUNTY OF CENTRE

:

On this, the 19th day of November, 2020, before me, a Notary Public, in and for
said Commonwealth, personally appeared, **Christopher A. Dochat**, who, after being duly
sworn according to law, deposes and says that he is the Chief Financial Officer of S & A
Homes, Inc., and, that he is authorized to execute the Amendment for the purpose therein
contained.

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

Christina M. Reese

NOTARY PUBLIC

My Commission Expires: November 2, 2024

s:\worddocs\S&A\A-555.336 3rd Amendment to Convert Phase 4 (Building 9)

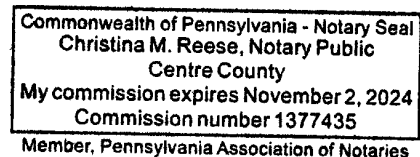


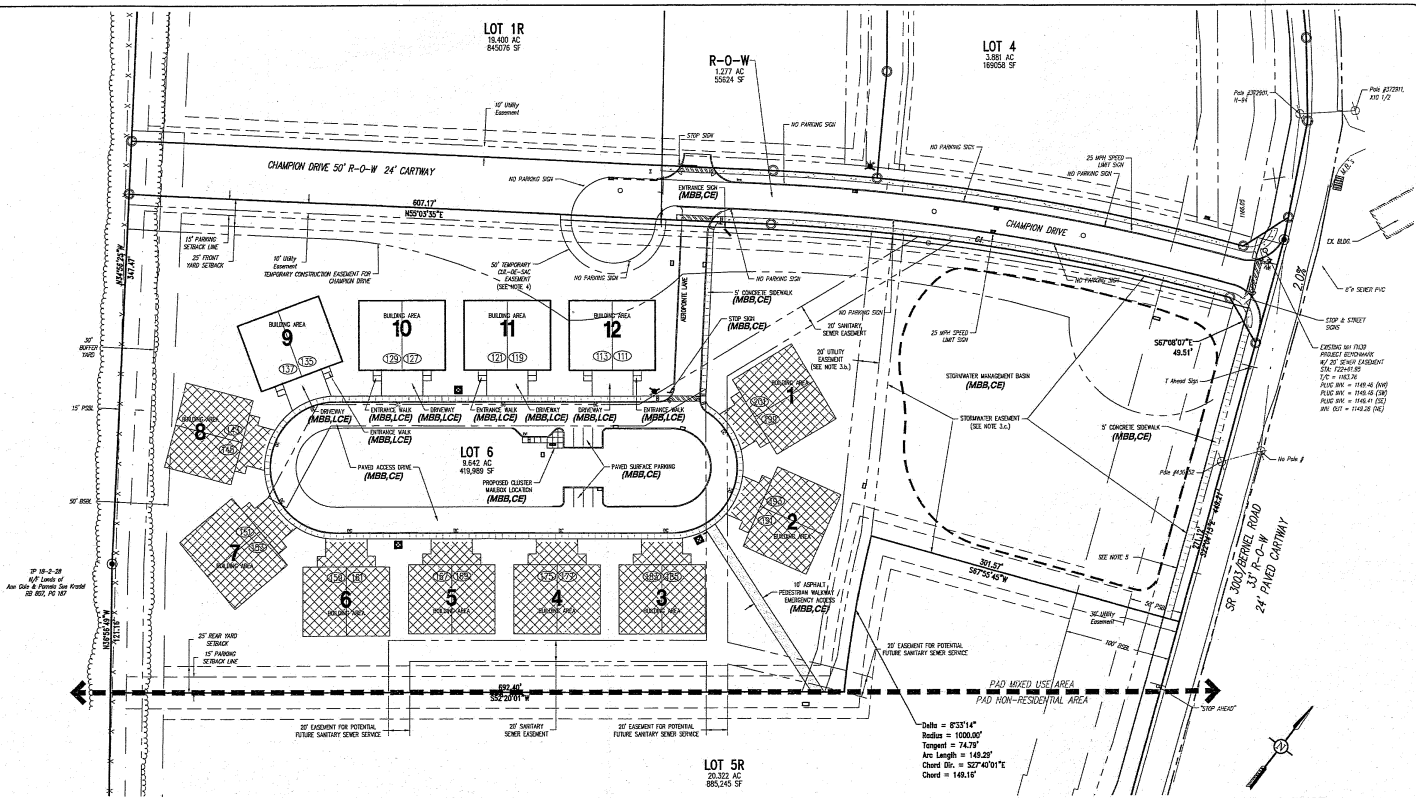
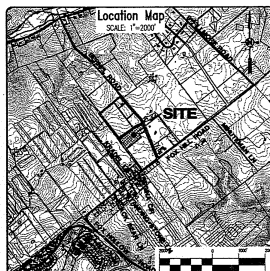
EXHIBIT "A"
Legal Description of Phase IV

ALL THOSE CERTAIN Units located in **Building 9, being Unit Nos. 135 and 137** as set forth in the Preliminary/ Final Land Development Plan, Phase 2A, prepared by PennTerra Engineering, Inc., dated July 11, 2018 and recorded October 9, 2018 in Plan Book 93 at Page 128, and as set forth on the Declaration Plat attached to the 3rd Amendment as Exhibit "B".

EXHIBIT "C"
Revised Identifying Numbers, Percentage of Interest and Voting Interest of Units

Pursuant to Article 2, Section 2.1 of the Declaration of Condominium of
The Kingston Village Condominium.

	Unit No. Interest	Percentage Interest	Voting
	111	4.1667	1
	113	4.1667	1
	119	4.1667	1
	121	4.1667	1
	127	4.1667	1
	129	4.1667	1
	135	4.1667	1
	<u>137</u>	<u>4.1667</u>	<u>1</u>
Total	8		8



PROJECT NOTES:

1. General Site Information:
 a. Owner of Record: SBA Homes, Inc.
 2710 Old Calumet Road
 State College, PA 16803
 18-2-250
 b. Deed Information: 18-2-250
 c. Tax Parcel No.: 18-2-250
 d. Site Size: 8.642 Acres - 478,989 Sq. Ft.
 e. Site Location: Intersection of Bernal Road & Champion Drive
 f. Proposed Site Use: Duplexes
 g. Zoning: Planned Airport District (PAO)
 h. Act 207 Information: Serial # 20142950001
 i. Sanitary Sewer: University Area Joint Authority
 1576 Spring Valley Road
 State College, PA 16801
 814-236-5300
 j. Public Water: State College Borough Water Authority
 1201 West Branch Road
 State College, PA 16801
 814-236-4706
 k. Electric: West Penn Power
 2800 East College Avenue
 State College, PA 16801
 814-231-5300
 l. Telephone: Netcom
 224 South Allen Street
 State College, PA 16801
 814-231-6228

2. List of Easements:
 a. A stormwater & tree maintenance easement agreement with the owner of the adjoining downstream property (Tax Parcel 18-2-254) has been recorded in Centre County Record Book 2170, Page 253 on October 9, 2015.
 b. Declaration of Utility Easement, dated September 20, 2018, recorded in Centre County Record Book 2222, Page 854.
 c. Stormwater Management Agreement and Declaration of Easement, dated September 20, 2018, recorded in Centre County Record Book 2222, Page 854.
 d. The temporary easement shall be eliminated upon the extension of Champion Drive & the removal of the easement.
 e. An 8.2' reservation for future Right-of-Way is proposed along the Bernal Road frontage of Lot 6. This right-of-way reservation does not preclude the property owner from obtaining compensation from PAO207 if the reserved area is taken for right-of-way in the future. The original deed acreage will still be considered for Master Plan purposes so as not to impact building coverage, density & impervious area calculations.

SURVEY FEATURES LEGEND

Property Line, Lot Line or Right of Way Line
 Adjoining Property Line
 Building Setback Line
 Easement Line
 Roadway Center Line
 L.P. Found
 L.P. To Be Set

EXISTING FEATURES LEGEND

Existing Building
 Existing Building
 Existing Tree Line
 Existing Sanitary Sewer w/ Manhole
 Existing Sanitary Sewer
 Existing Water Line w/ Valve
 Existing Water Service Lateral
 Existing Storm Sewer Line w/ Intake
 Existing Overhead Utility Line w/ Pole
 Existing Fire Hydrant
 Existing Manhole
 Existing Utility Pole
 Existing Storm Sewer Inlet
 Existing Water Service Valve
 Existing Gas Valve
 Existing Clean-Out
 Existing Blow-Off Valve
 Existing Sign
 Existing Mail Box
 Existing Tree or Shrub

PROPOSED FEATURES LEGEND

PROPOSED BUILDING
 PROPOSED CURBING
 PROPOSED CONCRETE AREAS
 PROPOSED PEDESTRIAN WALKWAY/EMERGENCY ACCESS
 PROPOSED CROSSWALK
 PROPOSED UNIT ADDRESS
 PROPOSED FIRE HYDRANT
 PROPOSED STORM SEWER INLET - TYPE M
 PROPOSED STORM SEWER INLET - TYPE C
 PROPOSED DEPRESSURED CURB AREA
 PROPOSED ELECTRIC TRANSFORMER PAD

LOT OWNER INFORMATION

LOT	N/F Lands of	Tax Parcel	Deed
LOT 1R	Nittany Valley Partners, LP	18-2-29K	RB 2215/PG 782
LOT 4	Men Penn, LLC	18-2-29K	RB 2222/PG 933
LOT 5R	Dechert Partners, LP	18-2-29K	RB 2191/PG 477

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	436.10'	1875.00'	220.30'	438.27'	N 51° 25' 40" E	12° 44' 21"

CONDOMINIUM ELEMENT LEGEND

(CE) - Common Element
 (LCE) - Limited Common Element
 (MBB) - Must Be Built
 Convertible / Withdrawable

Condominium Declaration Plan Certification

I, hereby certify that this plan accurately depicts all existing conditions and contains all information required by Section 3103 of the Pennsylvania Uniform Condominium Act.

Signature: *[Signature]* Date: 11/24/20

ADDRESS INFORMATION

BUILDING AREA	NUMBER	STREET NAME	TYPE
9	135	AEROPONTE	LANE
9	137	AEROPONTE	LANE
10	127	AEROPONTE	LANE
10	129	AEROPONTE	LANE
11	119	AEROPONTE	LANE
11	121	AEROPONTE	LANE
12	111	AEROPONTE	LANE
12	113	AEROPONTE	LANE

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 CENTRAL PENNSYLVANIA
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 SUITE 100
 STATE COLLEGE, PA 16801
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WWW.PENNTERRA.COM

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KINGSTON VILLAGE CONDOMINIUM
 PATTON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

REVISED CONDOMINIUM DECLARATION PLAN
EXHIBIT "D"

PROJECT NO. 16214.01
 DATE NOVEMBER 20, 2020
 SCALE 1"=50'
 SHEET NO. 1 of 1