

Recorder Of Deeds Header Page



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R02027/0156

4 pages

1325

PENNTERRA ENGINEERING
3075 ENTERPRISE DRIVE
SUITE 201
STATE COLLEGE PA 16801



R 02027-0156 Jan 30 2009

S & A HOMES INC
S & A HOMES INC

01-30-2008
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AMEN 4 pps *Joseph D. Vanden*
RECORDER OF DEEDS

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**The Lexington Place Condominium,
a Pennsylvania Flexible Condominium Development
Second Amendment and Withdrawal of Real Estate**

WHEREAS, by a Declaration of Condominium Development dated October 17, 2006 and recorded October 18, 2006 in the Office of the Recorder of Deeds for Centre County, Pennsylvania in Record Book 1974 at Page 880, S & A Homes, Inc., formerly known as S & A Custom Built Homes, Inc. (hereinafter "Declarant") caused to be created, pursuant to Pennsylvania's Uniform Condominium Act at 68 Pa.C.S.A. § 3101 et seq. (hereinafter "Act"), a Condominium known as **The Lexington Place Condominium**; and

WHEREAS, by a First Amendment dated June 15, 2007 and recorded June 15, 2007 in Record Book 1989 at Page 750, Declarant amended the lease provisions of said Declaration; and

WHEREAS, pursuant to Sections 3103, 3219(a), and 3212(a) of the Act, Declarant has the exclusive authority to amend the Declaration to withdraw Real Estate from the Condominium; and

WHEREAS, pursuant to Section 3219(a) and Article I, Section 1.3.1(ii), Article XIV, Section 14.1, Article XXI, Section 21.1, and Exhibit "C" of the Declaration, Declarant desires to withdraw a portion of the real estate designated in Exhibit "C" so as a result it becomes Phase 9 of the adjacent Foxpointe Subdivision; and

WHEREAS, pursuant to Article XIV, Section 14.1 and Article XXI, Section 21.1, Declarant desires to amend the Declaration Plat to recognize the withdrawal of certain Real Estate from the Condominium.

NOW THEREFORE, Declarant declares as follows:

- I. That the area of land as set forth in Exhibit "F" attached hereto, which was part of Exhibit "C" as filed to the Declaration recorded in Record Book 1974 at Page 880, is withdrawn and will not become a part of The Lexington Place Condominium.
- II. That Exhibits "A" and "C" as filed to the aforementioned Declaration are amended to remove the area of land set forth in Exhibit "F" attached hereto.
- III. That the original Declaration Plat as filed to the aforementioned Declaration as Exhibit "D", is deleted and a new Declaration Plat identified as the Amendment to Declaration Plat, attached hereto as Exhibit "D," is substituted in its place.
- IV. All other terms and conditions of the aforementioned Declaration, as amended by First Amendment recorded in Record Book 1989 at Page 750, are not modified by this Second Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, S & A Homes, Inc., has caused this Second Amendment to be executed this 15th day of January, 2008.

WITNESS:

DECLARANT
S & A Homes, Inc.

C. Anthony Fucich

by:

Richard L. Fortney
Richard L. Fortney, COO

COMMONWEALTH OF PENNSYLVANIA :

: ss

COUNTY OF CENTRE :

On this the 15th day of January, 2008, before me, the undersigned officer, personally appeared RICHARD L. FORTNEY who acknowledged himself be the COO of S & A Homes, Inc., and he as such COO being authorized to do so, executed the forgoing instrument for the purposes therein contained by signing the name of the Corporation by himself as COO.

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

Alicia N. Cornali
Notary Public
My Commission Expires:

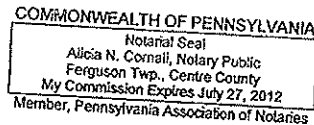


Exhibit "F"
Legal Description of Real Estate
Withdrawn from Condominium

ALL that certain lot or piece of ground lying, being and situated in Ferguson Township, Centre County, Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point of land being along Saratoga Drive (50' R/W) and the northwestern corner of Proposed Lot No. 50RR on the hereinbelow referenced plan, thence along said Saratoga Drive along a curve to the right, having a chord bearing of N30°47'13"W a chord distance of 84.80 feet, a radius of 975.00 feet and an arc length of 84.83 feet to a point; thence along said point along a curve to the right, having a chord bearing of N27°40'08"W a chord distance of 21.30 feet, a radius of 975.00 feet and an arc length of 21.30 feet to a point; thence along said point N27°02'35"W, 53.31 feet to an iron pin; thence continuing along said R/W and along lands owned now or formerly by Christopher B. and Amber L. Ligetti (Tax Parcel 24-464-206, D.B. 1959, Pg. 1016) S62°57'25"W, passing over an iron pin at 50.00 feet for a total distance of 147.06 feet to an iron pin, being a westerly corner of the Ligetti lands and a northerly corner of lands owned now or formerly by Stephen L. and Angela L. Erdley (Tax Parcel 24-464-207, D.B. 1900, Pg. 885); thence along the Erdley lands N86°46'45"W, 28.60 feet to an iron pin, being a northerly corner of said lands and an easterly corner of lands owned now or formerly by S&A Custom Built Homes, Inc. (Tax Parcel 24-4-37B, D.B. 1066, Pg. 752); thence along the S&A lands N36°02'51"W, 371.37 feet to an iron pin, being a northerly corner of said lands and lying in an easterly line of lands owned now or formerly by Stephen J. and Lena S. Pipenberg (Tax Parcel 24-1A-20, D.B. 1834, Pg. 92); thence along said lands and along lands owned now or formerly by Margaret C. Kozak (Tax Parcel 24-1A-19, D.B. 1526, Pg. 779), lands owned now or formerly by Robert J. and Mary B. Langton (Tax Parcel 24-1A-18, D.B. 975, Pg. 254) and along lands owned now or formerly by Matthew B. Naedel (Tax Parcel 24-1A-57, D.B. 1866, Pg. 699) N53°51'45"E, 278.87 feet to an iron pin, lying in a southerly line of said Naedel lands and being a westerly corner of lands owned now or formerly by Steven A. Musco (Tax Parcel 24-1A-74, D.B. 1965, Pg. 275); thence along the Musco lands S37°31'54"E, 105.60 feet to an iron pin; thence continuing along said lands N51°57'14"E, 4.75 feet to an iron pin, being a southerly corner of said lands and a westerly corner of lands owned now or formerly by William P. and Heidi N. Lose (Tax Parcel 24-1A-75, D.B. 896, Pg. 184); thence along the Lose lands and along lands owned now or formerly by Amber L. and Gregory Patrick (Tax Parcel 24-1A-76, D.B. 1757, Pg. 574), along lands owned now or formerly by Albert E. and Alice M. Brahosky (Tax Parcel 24-1A-77, D.B. 273, Pg. 291), along lands owned now or formerly by Mark M. and Martha A. Borkowski (Tax Parcel 24-1A-78, D.B. 524, Pg. 40) and along lands owned now or formerly by James H. and Jo Ann M. Kidwell (Tax Parcel 24-4-56P, D.B. 906, Pg. 289), S37°31'54"E, 464.94 feet to an iron pin along Proposed Lot No. 50RR on the hereinbelow referenced plan; thence along said Proposed Lot No. 50RR S53°36'06"W, 150.23 feet to a point along Saratoga Drive (50' R/W), being the place of **BEGINNING**. **CONTAINING** 3.179 +/- acres.

SAID legal description taken from the Final Subdivision Plan for Phase 9 of the Foxpointe Subdivision prepared by PennTerra Engineering Inc. dated February 25, 2008 and recorded in Plan Book 80 at Page 196.

s:\wordDocs\S&A\Files\A-555.103 Lexington Place Condominium\A-555.103 2nd Amendment

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LIVINGTON PLACE CONDO
1ST AMEND TO DECLARATION

Recorder Of Deeds Header Page



R 0 1 9 8 9 / 0 7 5 0

R01989/0750

6 pages

980

KATHY VERRELLI
S & A HOMES INC
2121 OLD GATESBURG ROAD
STATE COLLEGE PA 16803



R 01989-0750 Jun 14, 2007
S & A HOMES INC
S & A HOMES INC
06-15-2007
16:44:11
AMEN 6 ddr
RECORDER OF DEEDS

6-2
24.50
S&A

**First Amendment to the Condominium Declaration
for The Lexington Place Condominium**

WHEREAS, by a Declaration of Condominium (hereinafter "Declaration") dated October 17, 2006 and recorded October 18, 2006 in the Office of the Recorder of Deeds in and for Centre County in Record Book 1974 at Page 880, **S&A Homes, Inc., formerly known as S&A Custom Built Homes, Inc.** (hereinafter "Declarant") caused to be created, and subject to Pennsylvania's Uniform Condominium Act at 68 Pa. C.S. Section 3101 et seq. (hereinafter "Act"), a Flexible Condominium known as **The Lexington Place Condominium** located in **Ferguson Township, Centre County, Pennsylvania;**

WHEREAS, pursuant to the Act at Section 3219(a) and Article XIV, Section 14.1, of the aforementioned Declaration for The Lexington Place Condominium, the undersigned Declarant represents, and/or has obtained, signatures sufficient enough to represent at least 67% of the allocated votes in The Lexington Place Condominium Association, Inc., pursuant to Exhibit "A" attached hereto, and has the authority to amend and/or delete provisions of the aforementioned Declaration; and

WHEREAS, pursuant to the Act at Section 3219(a) and Article XIV, Section 14.1, of the aforementioned Declaration, the Declarant seeks to amend the aforementioned Declaration to increase the number of unrelated parties provided under Article XII Leasing, Section 12.1.3 of the Declaration.

NOW THEREFORE, Declarant, S&A Homes, Inc., declares the following Section 12.1.3 of The Declaration for The Lexington Place Condominium filed to Record Book 1974 at Page 880, amended as follows:

12.1.3 Originally read and was recorded as:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than two (2) unrelated parties."

The above Section 12.1.3 with the recording of this Amendment is deleted in its entirety and replaced as follows:

12.1.3 "A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than three (3) unrelated parties."

All other terms and conditions of the aforementioned Declaration are not modified by this Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, S&A Homes, Inc., formerly known as S & A Custom Built Homes, Inc., has caused this Amendment to be executed this 15th day of June, 2007.

WITNESS:

S & A HOMES, INC., formerly known as
S & A Custom Built Homes Inc.,
DECLARANT

Kathy Verrelli

By: Glenn W. Roth
Glenn W. Roth
Controller

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CENTRE :

On this the 15th day of June, 2007, before me, the undersigned officer, personally appeared Glenn W. Roth, who acknowledged himself to be the Controller of S & A Homes, Inc., formerly known as S & A Custom Built Homes, Inc., and he as such Controller, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of S & A Homes, Inc., formerly known as S & A Custom Built Homes, Inc., by himself as Controller of S & A Homes, Inc., its member.

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

Alicia N. Cornali
Notary Public
My Commission Expires:

Lexington Place Condo-Declaration-1st Amend-Leasing Section 12.1.3

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alicia N. Cornali, Notary Public
Ferguson Twp., Centre County
My Commission Expires July 27, 2008
Member, Pennsylvania Association of Notaries

CONSENT AND JOINDER

The following person (s), being the (check one)

☒ Owner of Unit # 012 in the Lexington Place Condominium or
2445 G

☐ Prospective Buyer of Unit # _____ in the Lexington Place Condominium

located in Ferguson Township, Centre County, Pennsylvania, as more particularly shown on the Condominium Declaration Plat, recorded as Exhibit D to the Declaration of Condominium for Lexington Place Condominium, recorded on October 18, 2006 in Record Book 1974 at Page 880, by execution hereof and intending to be legally and equitably bound hereby, consents to and joins in the proposed amendment of the Declaration of Condominium for the Lexington Place Condominium, which amendment shall delete section 12.1.3 in its entirety, which states the following:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than two (2) unrelated parties"

and, which will be replaced with the following:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than three (3) unrelated parties.

I further understand that the amendment will address no further changes to the Declaration than those addressed in the changes above and hereby agree to such change.

IN WITNESS WHEREOF, Matthew Hymowitz Owner(s) or
Prospective Buyer(s) has (have) caused this Consent and
Joinder to the Declaration of Condominium for Lexington Place Condominium to be
executed this 14th day of JUNE, 2007.

Matthew Hymowitz Witness
Owner: Matthew Hymowitz

Witness Owner:

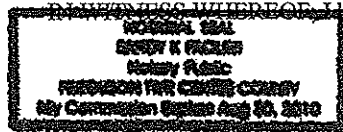
Witness Prospective Buyer:

Witness Prospective Buyer:

Prepared 6-13-2007

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Centre : SS.

On this, the 14th day of June, 2007, before me, a Notary Public, the undersigned officer, professionally appeared Matthew Hymowitz, known to me (or satisfactorily proven) to be the person whose name (s) is/are subscribed to the within instrument as the **Owner**, and acknowledge that he/she/they executed the same for the purposes therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Stephen K. Fickler
Notary Public
(SEAL)

My Commission Expires: Aug 30, 2010

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF _____ : SS.

On this, the _____ day of _____, 2007, before me, a Notary Public, the undersigned officer, professionally appeared _____, known to me (or satisfactorily proven) to be the person whose name (s) is/are subscribed to the within instrument as the **Prospective Buyer**, and acknowledge that he/she/they executed the same for the purposes therein contained.

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

Notary Public
(SEAL)

My Commission Expires: _____

Prepared 6-13-2007

Exhibit A

CONSENT AND JOINDER

The following person (s), being the (check one)

- ☐ Owner of Unit #'s 2445A, 2445B, 2445C, 2445D in the Lexington Place Condominium or 2445E + 2445F
- ☐ Prospective Buyer of Unit # _____ in the Lexington Place Condominium

located in Ferguson Township, Centre County, Pennsylvania, as more particularly shown on the Condominium Declaration Plat, recorded as Exhibit D to the Declaration of Condominium for Lexington Place Condominium, recorded on October 18, 2006 in Record Book 1974 at Page 880, by execution hereof and intending to be legally and equitably bound hereby, consents to and joins in the proposed amendment of the Declaration of Condominium for the Lexington Place Condominium, which amendment shall delete section 12.1.3 in its entirety, which states the following:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than two (2) unrelated parties"

and, which will be replaced with the following:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than three (3) unrelated parties.

I further understand that the amendment will address no further changes to the Declaration than those addressed in the changes above and hereby agree to such change.

IN WITNESS WHEREOF, Glen W. Roth, Owner(s) or Prospective Buyer(s) has (have) caused this Consent and Joinder to the Declaration of Condominium for Lexington Place Condominium to be executed this 15th day of June, 2007.

Kathy Vercelli
Witness

John W. Roth - Controller
Owner: S+A Homes

Witness

Owner:

Witness

Prospective Buyer:

Witness

Prospective Buyer:

Prepared 6-13-2007

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CENTRE :

On this, the 15th day of June, 2007, before me, a Notary Public,
the undersigned officer, professionally appeared Glan Roth,
known to me (or satisfactorily proven) to be the person whose name (s) is/are subscribed
to the within instrument as the **Owner**, and acknowledge that he/she/they executed the
same for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alicia N. Cornali, Notary Public
Ferguson Twp., Centre County
My Commission Expires July 27, 2008
Member, Pennsylvania Association of Notaries

Alicia N. Cornali
Notary Public
(SEAL)

My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF _____ :

On this, the _____ day of _____, 2007, before me, a Notary Public,
the undersigned officer, professionally appeared _____,
known to me (or satisfactorily proven) to be the person whose name (s) is/are subscribed
to the within instrument as the **Prospective Buyer**, and acknowledge that he/she/they
executed the same for the purposes therein contained.

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

Notary Public
(SEAL)

My Commission Expires: _____

Prepared 6-13-2007



R 01989-0750 Jun 15, 2007
S & A HOMES INC
S & A HOMES INC
06-15-2007
10:44:11
AMEN S OOR RECORDER OF DEEDS

18-2-
5.1-2-
S.F.

**First Amendment to the Condominium Declaration
for The Lexington Place Condominium**

WHEREAS, by a Declaration of Condominium (hereinafter "Declaration") dated October 17, 2006 and recorded October 18, 2006 in the Office of the Recorder of Deeds in and for Centre County in Record Book 1974 at Page 880, S&A Homes, Inc., formerly known as S&A Custom Built Homes, Inc. (hereinafter "Declarant") caused to be created, and subject to Pennsylvania's Uniform Condominium Act at 68 Pa. C.S. Section 3101 et seq. (hereinafter "Act"), a Flexible Condominium known as The Lexington Place Condominium located in Ferguson Township, Centre County, Pennsylvania;

WHEREAS, pursuant to the Act at Section 3219(a) and Article XIV, Section 14.1, of the aforementioned Declaration for The Lexington Place Condominium, the undersigned Declarant represents, and/or has obtained, signatures sufficient enough to represent at least 67% of the allocated votes in The Lexington Place Condominium Association, Inc., pursuant to Exhibit "A" attached hereto, and has the authority to amend and/or delete provisions of the aforementioned Declaration; and

WHEREAS, pursuant to the Act at Section 3219(a) and Article XIV, Section 14.1, of the aforementioned Declaration, the Declarant seeks to amend the aforementioned Declaration to increase the number of unrelated parties provided under Article XII Leasing, Section 12.1.3 of the Declaration.

NOW THEREFORE, Declarant, S&A Homes, Inc., declares the following Section 12.1.3 of The Declaration for The Lexington Place Condominium filed to Record Book 1974 at Page 880, amended as follows:

12.1.3 Originally read and was recorded as:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than two (2) unrelated parties."

The above Section 12.1.3 with the recording of this Amendment is deleted in its entirety and replaced as follows:

12.1.3 "A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than three (3) unrelated parties."

All other terms and conditions of the aforementioned Declaration are not modified by this Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, S&A Homes, Inc., formerly known as S & A Custom Built Homes, Inc., has caused this Amendment to be executed this 15th day of June, 2007.

WITNESS:

S & A HOMES, INC., formerly known as
S & A Custom Built Homes Inc.,
DECLARANT

Kathy Cervelli

By: Glenn W. Roth
Glenn W. Roth
Controller

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CENTRE :

On this the 15th day of June, 2007, before me, the undersigned officer, personally appeared Glenn W. Roth, who acknowledged himself to be the Controller of S & A Homes, Inc., formerly known as S & A Custom Built Homes, Inc., and he as such Controller being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of S & A Homes, Inc., formerly known as S & A Custom Built Homes, Inc., by himself as Controller of S & A Homes, Inc., its member.

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

Alicia N. Cornall
Notary Public
My Commission Expires:

Lexington Place Condo-Declaration-1st Amend-Leasing Section 12.1.3

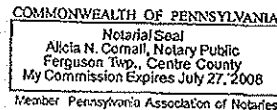


Exhibit A

CONSENT AND JOINDER

The following person (s), being the (check one)

☒ Owner of Unit # 212
2445 G in the Lexington Place Condominium or

☐ Prospective Buyer of Unit # _____ in the Lexington Place Condominium

located in Ferguson Township, Centre County, Pennsylvania, as more particularly shown on the Condominium Declaration Plat, recorded as Exhibit D to the Declaration of Condominium for Lexington Place Condominium, recorded on October 18, 2006 in Record Book 1974 at Page 880, by execution hereof and intending to be legally and equitably bound hereby, consents to and joins in the proposed amendment of the Declaration of Condominium for the Lexington Place Condominium, which amendment shall delete section 12.1.3 in its entirety, which states the following:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than two (2) unrelated parties"

and, which will be replaced with the following:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than three (3) unrelated parties.

I further understand that the amendment will address no further changes to the Declaration than those addressed in the changes above and hereby agree to such change.

IN WITNESS WHEREOF, Matthew Hymowitz Owner(s) or
Prospective Buyer(s) has (have) caused this Consent and
Joinder to the Declaration of Condominium for Lexington Place Condominium to be
executed this 14th day of JUNE, 2007.

Matthew Hymowitz Witness
Owner: Matthew Hymowitz

Witness _____ Owner: _____

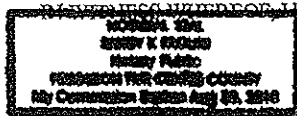
Witness _____ Prospective Buyer: _____

Witness _____ Prospective Buyer: _____

Prepared 6-13-2007

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Centre :

On this, the 14th day of June, 2007, before me, a Notary Public, the undersigned officer, professionally appeared Matthew Hymowitz, known to me (or satisfactorily proven) to be the person whose name (s) is/are subscribed to the within instrument as the Owner, and acknowledge that he/she/they executed the same for the purposes therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Steven K. Hymowitz
Notary Public
(SEAL)

My Commission Expires: Aug 30, 2010

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF _____ :

On this, the ____ day of _____, 2007, before me, a Notary Public, the undersigned officer, professionally appeared _____, known to me (or satisfactorily proven) to be the person whose name (s) is/are subscribed to the within instrument as the Prospective Buyer, and acknowledge that he/she/they executed the same for the purposes therein contained.

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

Notary Public

(SEAL)

My Commission Expires: _____

Prepared 6-13-2007

Exhibit A

CONSENT AND JOINDER

The following person (s), being the (check one)

- ☐ Owner of Unit #'s 2495A, 2495B, 2495C, 2495D in the Lexington Place Condominium or 2495E + 2495F
- ☐ Prospective Buyer of Unit # _____ in the Lexington Place Condominium

located in Ferguson Township, Centre County, Pennsylvania, as more particularly shown on the Condominium Declaration Plat, recorded as Exhibit D to the Declaration of Condominium for Lexington Place Condominium, recorded on October 18, 2006 in Record Book 1974 at Page 880, by execution hereof and intending to be legally and equitably bound hereby, consents to and joins in the proposed amendment of the Declaration of Condominium for the Lexington Place Condominium, which amendment shall delete section 12.1.3 in its entirety, which states the following:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than two (2) unrelated parties"

and, which will be replaced with the following:

"A copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof. All leases must be approved by the Executive Board and, at no time shall a Unit be leased to more than three (3) unrelated parties.

I further understand that the amendment will address no further changes to the Declaration than those addressed in the changes above and hereby agree to such change.

IN WITNESS WHEREOF, Glenn W. Roth Owner(s) or Prospective Buyer(s) has (have) caused this Consent and Joinder to the Declaration of Condominium for Lexington Place Condominium to be executed this 15th day of June, 2007.

Kathy Verrelli
Witness

Glenn W. Roth - Con Troller
Owner: S + A Homes

Witness

Owner:

Witness

Prospective Buyer:

Witness

Prospective Buyer:

Prepared 6-13-2007

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CENTRE :

On this, the 15th day of June, 2007, before me, a Notary Public,
the undersigned officer, professionally appeared Glen Roth
known to me (or satisfactorily proven) to be the person whose name (s) is/are subscribed
to the within instrument as the Owner, and acknowledge that he/she/they executed the
same for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alicia N. Cornell, Notary Public
Ferguson Twp., Centre County
My Commission Expires July 27, 2008
Member Pennsylvania Association of Notaries

Alicia N. Cornell
Notary Public
(SEAL)

My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF _____ :

On this, the _____ day of _____, 2007, before me, a Notary Public,
the undersigned officer, professionally appeared _____
known to me (or satisfactorily proven) to be the person whose name (s) is/are subscribed
to the within instrument as the Prospective Buyer, and acknowledge that he/she/they
executed the same for the purposes therein contained.

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

Notary Public

(SEAL)

My Commission Expires: _____

Prepared 6-13-2007

Lexington Place
Condominium
Recorded Declaration
and
Declaration Plat

Recorder Of Deeds Header Page



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R01974/0880

49 pages

1074

S & A HOMES INC
2121 OLD GATESBURG ROAD
SUITE 200
STATE COLLEGE PA 16803
