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3250  
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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-

**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  
2<sup>nd</sup> 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 1<sup>st</sup> 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**, 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 10, containing Units 127 and 129, 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 10; 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 10, consisting of Units 127 and 129 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 127 and 129 into the Condominium by this 2<sup>nd</sup> 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 2<sup>nd</sup> 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 Book 2251 at Page 345, are not modified by this 2<sup>nd</sup> Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this 2<sup>nd</sup> Amendment  
this 27<sup>th</sup> day of July, 2020.

WITNESS

DECLARANT  
S & A Homes, Inc.

Amanda J. Weber by: Christopher A. Dochat  
Christopher A. Dochat, Chief Financial Officer

COMMONWEALTH OF PENNSYLVANIA

:

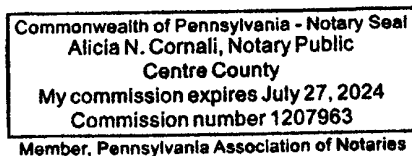
SS.

COUNTY OF CENTRE

:

On this, the 27<sup>th</sup> day of July, 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.

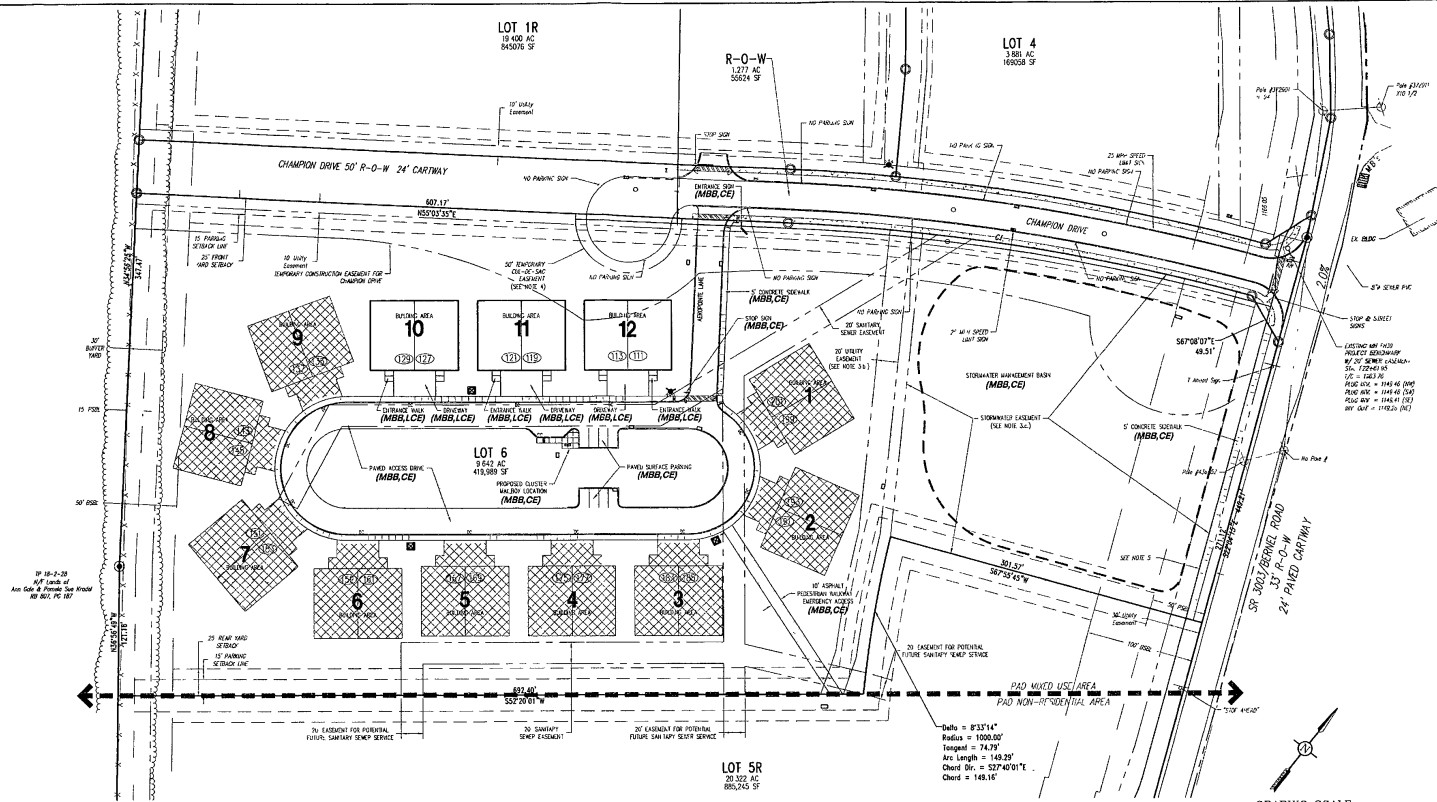
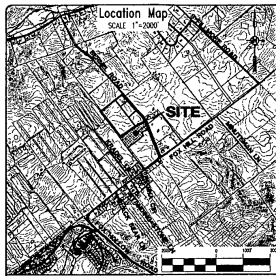


Alicia N. Cornali  
NOTARY PUBLIC  
My Commission Expires:

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**EXHIBIT "A"**  
**Legal Description of Phase III**

**ALL THOSE CERTAIN** Units located in **Building 10, being Unit Nos. 127 and 129** 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 2<sup>nd</sup> Amendment as Exhibit "B".



#### PROJECT NOTES:

1. General Site Information
  - a. Owner of Record: S&B Homes, Inc. 2121 Oak Glenburg Road State College, PA 16803
  - b. Deed Information: 18-2-292
  - c. Tax Parcel No: 9442 Acres - 419,989 Sq. Ft.
  - d. Site Location: Intersection of Branch Road & Champion Drive
  - e. Zoning: Business
2. Adj. 201 Information
  - a. Sanitary Sewer: Sewer # 200-0205007
  - b. Public Water: University Area West Authority 1206 Spring Valley Road State College, PA 16801
  - c. Electric: State College Borough Water Authority 1206 West Branch Road State College, PA 16801
  - d. Telephone: PA DOT 1800 Derry Street Hershey, PA 17033
3. List of Easements
  - a. A Stormwater & tree maintenance easement agreement with the owner of the adjoining down-slope property (Tax Parcel 18-2-284) has been recorded in Centre County Record Book 2170, Page 253 on October 1, 2013.
  - b. Declaration of Utility Easement, dated September 26, 2018, recorded in Centre County Recorder of Deeds Plat Book 2222, Page 833.
  - c. Stormwater Management Agreement and Declaration of Easement, dated September 26, 2018, recorded in Centre County Recorder of Deeds Plat Book 2222, Page 834.
  - d. The temporary cut-to-ditch easement shall be illustrated upon the extension of Champion Drive & the removal of the cut-to-ditch.
  - e. An E-5 restoration for future Right-of-Way is proposed along the Branch Road frontage of Lot 6. This right-of-way restoration does not preclude the property owner from obtaining compensation from PennDOT if the restored area is taken for right-of-way in the future. The proposed lot coverage will still be considered for Master Plan purposes as it is not to impact building coverage, density & impervious area calculations.

#### SURVEY FEATURES LEGEND

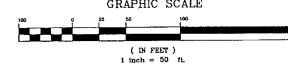
- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Boundary Center Line
- 1" Found
- 1" To Be Set
- Existing Building
- Existing Outing
- Existing Sanitary Sewer w/ Manhole
- Existing Storm Sewer
- Existing Water Line w/ Valve
- Existing Water Service Lateral
- Existing Storm Sewer Line w/ Manhole
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Storm Sewer Inlet
- Existing Storm Sewer Valve
- Existing Gas Valve
- Existing Open-Cut
- 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 CROSSLANE
- PROPOSED UNIT ADDRESS
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER INLET - TYPE M
- PROPOSED STORM SEWER INLET - TYPE C
- PROPOSED DEEPENED CURB AREA
- PROPOSED ELECTRIC TRANSFORMER PAD

LOT OWNER INFORMATION			
1/4" Land of	Tax Parcel	Deed	
LOT 1R	Holly Valley Partners, LP	18-2-29K	RB 2215/PG 782
LOT 4	Allen Penn, LLC	18-2-29M	RB 2222/PG 923
LOT 5R	Deed Partners, LP	18-2-29E	RB 2191/PG 477

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION
C1	439.18'	1975.07'	220.50'	438.27'	N 61° 25' 49" E 12° 44' 27"



ADDRESS INFORMATION			
BUILDING AREA	NUMBER	STREET NAME	TYPE
10	127	AEROPONITE	LANE
10	129	AEROPONITE	LANE
11	119	AEROPONITE	LANE
11	121	AEROPONITE	LANE
12	111	AEROPONITE	LANE
12	113	AEROPONITE	LANE

#### CONDOMINIUM ELEMENT LEGEND

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

#### Condominium Declaration Plan Certification

I, hereby certify that this plan accurately depicts all building conditions and contains all information required by Section 3205 of the Pennsylvania Uniform Condominium Act.

Signature: [Signature] Date: 7/25/20

**PennTerra Engineering Inc.**  
CENTRAL PENNSYLVANIA REGION OFFICE  
3075 ENTERPRISE DRIVE  
SUITE 100  
STATE COLLEGE, PA 16801  
PH: 814-231-4025  
FAX: 814-237-2308

**LANCASTER REGION OFFICE**  
3004 N. ARLING DRIVE  
COLUMBIA, PA 17512  
PH: 717-522-5031  
FAX: 717-522-5066

WWW.PENNTERRA.COM

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OR PENNTERRA ENGINEERING 2020  
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Owner: [Blank]

Designer: [Blank]

Checker: [Blank]

Project Manager: [Blank]

Surveyor: [Blank]

Recorder: [Blank]

Book: [Blank]

Sheet: [Blank]

Date: [Blank]

Revision: [Blank]

**KINSTON VILLAGE CONDOMINIUM**

PATTON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

REVISED  
CONDOMINIUM  
DECLARATION  
PLAN

EXHIBIT "D"

PROJECT NO: 16214.01

DATE: JULY 27, 2020

SCALE: 1" = 50'

SHEET NO: 1 of 1

**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
	<u>129</u>	<u>4.1667</u>	<u>1</u>
Total	6	100.00	6