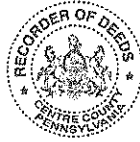


UPI Numbers
18-002-,029Q,0000- (Master)
18-002-,029Q,0111-
18-002-,029Q,0113-
18-002-,029Q,0119-
18-002-,029Q,0121-



R 02251-0345 Jun 11, 2020
S & A HOMES INC
KINGSTON VILLAGE CONDOMINIUM
06-11-2020
14:40:35
AMEN 6 pgs
RECORDER OF DEEDS

6-9
\$ 32.50
Patrono

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
1st 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, 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 11, containing Units 119 and 121, 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 11; 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 11, consisting of Units 119 and 121 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 119 and 121 into the Condominium by this 1st 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 1st 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, are not modified by this 1st Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this 1st Amendment this 3rd day of June, 2020.

WITNESS

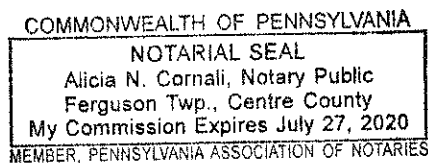
DECLARANT
S & A Homes, Inc.

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

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CENTRE :

On this, the 3rd day of June, 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:
July 27, 2020

EXHIBIT "A"
Legal Description of Phase II

ALL THOSE CERTAIN Units located in **Building 11, being Unit Nos. 119 and 121** 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 1st Amendment as Exhibit "B".

EXHIBIT "C"

Revised Identifying Numbers, Percentage of Interest and Voting Interest of Units

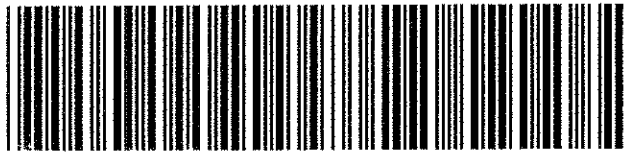
Pursuant to Article 2, Section 2.1 of the Declaration of Condominium of
The Kingston Village Condominium.

	Unit No. Interest	Percentage Interest	Voting
	111	4.1667	1
	113	4.1667	1
	119	4.1667	1
	121	4.1667	1
Total	4	100.00	4

s:\worddocs\real\files\A-555.336 1st Amendment to Convert Phase 2

Centre County
Recorder Of Deeds

414 Holmes Street Suite 1
Bellefonte, PA 16823
814-355-6801



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6 pages

Instrument # 625

Header Page

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and can be discarded after Recording.

Return To:

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28 WEST MIDDLE STREET
GETTYSBURG PA 17325