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Homecoming Ridge II Condo Assoc Inc
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10/07/2020

10:48:04

AMEN 4pgs

Joseph L. Davidson
RECORDER OF DEEDS

Electronically Recorded / Submitted by Simplifile

AMENDMENT TO THE DECLARATION OF CONDIMINIUM

for

THE HOMECOMING RIDGE II,

A Sub-Planned Pennsylvania Condominium

Patton Township, Centre County, Pennsylvania

Pursuant to the Pennsylvania Uniform Condominium Act

68 Pa.C.S. §3101, et seq., as amended

AMENDMENT TO DECLARATION OF CONDOMINIUM

THE HOMECOMING RIDGE II,

A Sub-Planned Pennsylvania Condominium

This amendment is made this 21st day of August, 2020, to the Declaration of Condominium of The Homecoming Ridge II, a Sub-Planned Pennsylvania Condominium, by The Homecoming Ridge II Condominium Association, Inc., (hereinafter referred to as "Association").

WITNESSETH

WHEREAS, pursuant to that certain declaration of condominium dated February 22, 2006, and executed Pinnacle Development, LLC, (hereinafter "Declarant"), and recorded in the office of the Recorder of Deeds of Centre County, Pennsylvania in Centre County Record Book 1935, page 478, Declarants submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S. Section 3101, et seq., as amended (1993) (hereinafter referred to as the "Act"), certain real estate, described in the Declaration, located in Patton Township, and known as "The Homecoming Ridge II Condominium";

WHEREAS, the Association now desires to amend the Declaration of Condominium with respect to the permitted size of satellite dishes, to prohibit short term rentals, and to increase the fees for non-compliance;

WHEREAS, on July 23, 2020 notice of the proposed amendment was sent to all unit owners, and the said amendment was approved by at least 67% of the owners of units in The Homecoming Ridge II Condominium;

WHEREAS, the Executive Board, upon receipt of the vote of the unit owners and mortgage holders, passed a motion to amend the Declaration of Condominium in accordance with the provisions of the Declaration of Condominium and the Act.

NOW, THEREFORE, pursuant to the Declaration of Condominium and the Act, the Association, with the assent of at least 67% of the current unit owners, and with the approval of the Executive Board, hereby amends Article X, Sections 10.1.1.A.14 and 10.1.1.A.21, and Article XII, Section 12.1.1 of the Declaration, as follows:

Section 10.1.1.A.14 shall be replaced in its entirety to read:

No rooftop or other type of antennas shall be permitted to be installed on any exterior portion of any structure constructed in the Unit. However, satellite dishes are permitted if attached to Unit at rear and are subject to approval from the Architectural Review Committee as to location and color, which may not be unreasonably withheld.

Section 10.1.1.A.21 shall be replaced in its entirety to read:

Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Non-compliance with and/or violations of the Declaration shall be assessed violation fees of up to \$50.00 per day, generally, up to \$200.00 per day in the event of a violation of the leasing restrictions set forth in Article XII, Section 12.1.2, et seq., and up to \$1,000.00 per day in the event of a violation of the leasing restrictions set forth in Article XII, Section 12.1.1, and fifteen percent (15%) interest, plus any court costs, magistrate costs, penalties, fines and reasonable attorneys fees incurred by the Association in the process of enforcing compliance with the Declaration.

Section 12.1.1 shall be replaced in its entirety to read:

No Unit may be leased or subleased for transient or hotel purposes, including use as a home exchange program, including without limitation use as an Airbnb or any similar rental program, or for an initial term of less than ninety (90) days.

IN WITNESS, WHEREOF, the said The Homecoming Ridge II Condominium Association, Inc., has caused it name to be signed to these presents by its president of the Executive Board in this 24 day of August, 2020.

THE HOMECOMING RIDGE, II
CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
President of the Executive Board
[Signature]

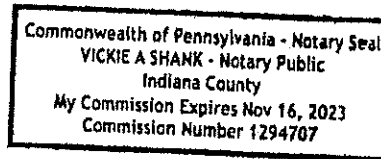
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF CENTRE } SS:

On this 24th day of August, 2020, before me, a notary public, the undersigned officer, personally appeared Frank Kinter Jr. President of the Executive Board of The Homecoming Ridge II Condominium Association, Inc. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within indenture, and acknowledged that he executed the same for the purpose therein contained.

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

[Signature]
Notary Public

Commonwealth of Pennsylvania
County of Centre



On this 31st day of August, 2020, before me, a notary public, the undersigned officer, personally appeared Louis F. Pugliano. Vice President of the Executive Board of The Homecoming Ridge II Condominium Association, Inc. Known to me (or satisfactorily proven) to be the person whose name is subscribed to the within indenture, and acknowledged that he executed the same for the purpose there in contained.

In Witness Whereof, I have hereunto set my hand and notarial Seal [Signature]

