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Thompson Woods Property Owners Association
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**AMENDMENT TO THE DECLARATION OF
PROTECTIVE AND RESTRICTIVE COVENANTS
OF THOMPSON WOODS**

This amendment is made this 10th day of August, 2020, to the Declaration of Protective and Restrictive Covenants of Thompson Woods, a planned community, by the Thompson Woods Property Owners' Association, Inc. (hereinafter "Association").

Background

A. A Declaration of Protective and Restrictive Covenants dated June 22, 2001, executed by Charles H. Smith, James B. Smith and Thomas L. Smith Partnership, "Owners", and The Torron Group, L.P., "Developer", hereinafter collectively referred to as "Declarant", and recorded June 25, 2001 in Centre County Record Book 1248, page 44.

B. The above-referenced Declaration is subject to the provisions of the Pennsylvania Uniform Planned Communities Act, 68 Pa.C.S. Section 5101, et seq.

C. The Declaration pertains to certain real property described in the Declaration, being 24.17 acres located in College Township, Centre County, Pennsylvania, and known as "Thompson Woods Preserve Subdivision".

D. The Declaration established a homeowners association, known as the "Thompson Woods Owners' Association, Inc.", that consists of the owners of each of the lots located within Thompson Woods Preserve Subdivision.

E. The Association now desires to Amend the Declaration with respect to the provisions contained in Article VIII, Section 1. Duration and Amendment.

F. On December 10, 2019, notice of the proposed amendment was sent to all lot owners and the amendment was approved by the owners of more than two-thirds of the lots.

G. On December 10, 2019, a letter along with the proposed amendment wave been sent to the holders of all mortgages that encumber the lots in Thompson Woods, directing the mortgage holders to either signify their consent or objection to the proposed amendment within 45 days, and more than 50% of such mortgage holders signified their consent, either expressly or by implication.

NOW THEREFORE, pursuant to the Declaration and the Act, the Association, with the assent of at least two-thirds of the current lot owners, the Association declares as follows:

1. The Declaration, Article VIII, Section 1, is amended to read as follows:

Section 1. Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by Developer, the Association, or the Owner of any Lot subject to this Declaration, their representatives, heirs, successors and assigns. Said covenants and restrictions shall continue in full force and effect until and unless the appropriate municipal, county and state authorities regulating the Common Areas assent to a change in whole or in part and unless an instrument to change said covenants and restrictions in whole or in part and signed by the Owners of two-thirds of the Lots has been recorded. Provided, however, that no such agreement to change shall be effective unless made and recorded two months

in advance of the effective date of such change and unless written notice of any such proposed agreement has been sent to every Owner at least ninety (90) days in advance of any action taken.

2. Except as specifically amended hereby, the Declaration shall remain in full force and effect, and all terms used herein shall have the meaning set forth and shall be interpreted in accordance with the Declaration.

IN WITNESS WHEREOF, the said owners of the lots in Thompson Woods Preserve Subdivision set their hands and seals on the date first above written.

THOMPSON WOODS PROPERTY OWNERS'
ASSOCIATION

By: _____

President

ATTEST:

Secretary

COMMONWEALTH OF PENNSYLVANIA

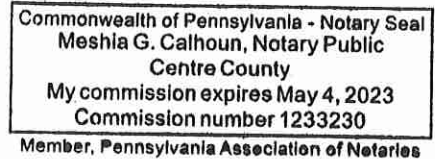
COUNTY OF CENTRE

} ss:
}

On this 16th day of September, 2020, before me, a notary public, the undersigned officer, personally appeared Joshua B Gikelson, who acknowledged himself to be the President of the Thompson Woods Property Owners' Association, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein.

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

Mesha G Calhoun
Notary Public



COMMONWEALTH OF PENNSYLVANIA}

COUNTY OF CENTRE

} ss:
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On this 16th day of September, 2020, before me, a notary public, the undersigned officer, personally appeared Rhonda Seaton, who acknowledged himself to be the Secretary of the Thompson Woods Property Owners' Association, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein.

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

Mesha G Calhoun
Notary Public

