

DECLARATION OF CONDOMINIUM AUG 29 A 10:49



FOR

Joseph L. Davidson

SKYVIEW TERRACE, A CONDOMINIUM

A CONDOMINIUM

THIS DECLARATION made on the date hereinafter set forth by CDG Properties, LLC, (Declarant), as the owner in fee simple of the real estate herein described.

WITNESSETH

WHEREAS, Declarant is the owner of certain property known as Multi-Family Lot 1, Burnham Farms Estates, Spring Township, Centre County, Pennsylvania, Centre County Tax Parcel Identifier Number 13-3/7F, by deed of Grandview Development Group, L.P, dated April 7, 2004, and recorded in Centre County Record Book 1675, at Page 0689, and as described in the Skyview Terrace Condominium Plan as recorded in Plat Book 14, Page ¹¹⁶⁶1163-1165, in the Recorder's Office, Centre County, Pennsylvania, which is more particularly described in Article II, Section 2, herein and which Declarant desires be of Condominium use and ownership.

Declarant has heretofore established a Condominium Association known as Skyview Terrace Condominium Association unto which shall be conveyed part of the above premises, and which will consist of twenty-four (24) Condominium Units.

NOW, THEREFORE, Declarant hereby declares that it is the express purpose, desire and intention of the Declarant to submit and the Declarant hereby does submit said property, including the improvements thereon, to the provisions of the Pennsylvania Uniform Condominium Act (68 Pa. C.S. 3101, et seq.), and as may be amended from time to time (hereinafter called the "Act") for the specific purpose of creating and establishing a Condominium, and accordingly said property shall be used, held, sold and conveyed subject to (i) the provisions of the aforesaid Act, (ii) the provisions of this Declaration, (iii) the attachments to this Declaration, (iv) the Bylaws, and (v)

such Rules and Regulations as the Condominium Executive Board may duly adopt, each and all of the aforesaid five provisions being for the purposes of effecting this Condominium and of protecting the value and desirability of said property and of each part thereof, which provisions shall run with the real property and be binding on all parties having any right, title or interest in the property or any part thereof, and their heirs, successors, administrators and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

The following terms shall have the meanings herein ascribed to them, unless the context clearly indicates otherwise:

A. "Association" means the Unit Owners' Association of the Condominium and shall be known as "Skyview Terrace Condominium Association."

B. "Building" means one of twelve (12) duplex dwelling structures, as well as improvement comprising a part thereof, as are the subject hereof, and which has been constructed on the property.

C. "Bylaws" mean those so designated under the Act, and as pertain to the subject property of this Declaration, and includes such amendments thereof as may be adopted from time to time, all of the same being deemed to be a part hereof as if attached hereto.

D. "Common Elements" or "Common Areas" means and includes: (a) the land on which the buildings are located, and (b) such areas and facilities as are so designated on the Declaration Plan; but does not include such, or such parts, or features as are of entirely private use within a Unit.

E. "Common Expenses" means and includes: (a) expenses of administration, maintenance, repair and replacement of the Common Elements; (b) expenses agreed upon as common by all the Unit Owners; (c) expenses declared common by the provisions of the Act, or by this Declaration or the Bylaws; and (d) expenses duly declared common by the Executive Board pursuant to the provisions of this Declaration or of the Bylaws and expenses for maintenance of all facilities used in common with all unit owners in Skyview Terrace Townhomes Condominium Association; and as provided under any amendments made to said Act or instruments.

F. "Condominium" means the Condominium described in the initial paragraphs above.

G. "Declarant" means the Declarant described in the initial paragraphs above and all successors to any special Declarant rights pursuant to the provisions of §3304 of the Act.

H. "Declaration" means this instrument by which the Property is submitted to the provisions of the Act, and any amendments hereto.

I. "Declaration Plan" means a professionally prepared plan of the property under Section 3210 of the Act. Said plan is recorded or to be recorded, and a copy thereof is available for inspection at the office of Declarant.

J. "Executive Board" as provided by said Act, means a group of natural individuals of the number stated in the Bylaws who are residents of Pennsylvania, who may or may not be Unit Owners, and who shall manage the business, operations and affairs of the Property on behalf of the Unit Owners and in compliance with the Act.

K. "Limited Common Elements" or "Limited Common Areas" means all those areas designated in this Declaration or the Declaration Plan or by resolution of the Executive Board as reserved for the use of certain Unit or Units to the exclusion of other Units. Such right of use may

be reserved as an interest appurtenant to a particular Unit or Units, i.e., driveway and deck, but in all other respects shall be and remain Common Elements or Common Areas.

L. "Percentage Interest" means each Unit Owner's undivided ownership interest in the Common Elements, share of all votes of Unit Owners and share of Common Expense Liability appurtenant to each Unit as set forth in Exhibit "B" attached, as the same may be amended from time to time.

M. "Person" means a natural individual, corporation, partnership, association, trustee or legal entity.

N. "Property" means and includes the land described on Exhibit "A", the buildings, all improvements thereon and therein, and all easements, rights and appurtenances belonging thereto, which are represented in the Declaration Plan and are declared by this instrument to be submitted to the provisions of the Act.

O. "Recorded" means that an instrument has been duly entered of record in the Office of the Recorder of Deeds of Centre County, Pennsylvania.

P. "Recorder" means the Recorder of Deeds of Centre County, Pennsylvania.

Q. "Revocation" means an instrument signed by all of the Unit Owners and by all holders of liens against the Units by which the property is removed from the provisions of the Act.

R. "Rules and Regulations" means such Rules and Regulations as are promulgated by the Executive Board from time to time, with respect to various details of all or portions of the property, either supplementing or elaborating upon the provisions in the Declaration or the Bylaws or both.

S. "Unit" means a one (1) family dwelling residence designed and intended for independent private use, and designated as a Unit by the Declaration Plan, and the same shall include

its assigned proportionate undivided interest in the Common Elements, and shall include also all of the rights, privileges, immunities, and obligation attaching thereto as is provided and referred to herein.

T. "Unit Designation" means the number thereof used for designating each Unit in the Declaration Plan.

U. "Unit Owners" means the person or persons owning a Unit by deed as provided in said Act.

ARTICLE II

NAME AND DESCRIPTION

Section 1. Identification of Units. The name by which the Property will be known is Skyview Terrace Condominium. The name under which the business operation and affairs of the Property and Unit Owners shall be managed on behalf of the Unit Owners is Skyview Terrace Condominium Association a non-profit corporation and the owner of each Unit shall automatically be a member thereof.

Section 2. Description of Property. The property herewith submitted to the Condominium form of ownership under the Act is described on the Declaration Plan, and is also legally described as is set forth on Exhibit "A," attached hereto and made a part hereof.

ARTICLE III

UNITS AND COMMON ELEMENTS

Section 1. Identification of Units. The Property consists of Units, Limited Common Elements, and Common Elements shown on the Declaration Plan professionally verified in

accordance with Section 3210 of the Act. Each Unit is identified on the Declaration Plan by the Unit Designation assigned to each Unit. The Declaration Plan is recorded in the Office of the Recorder of Deeds concurrently with the recordation hereof. For any and all purposes, each Unit may be identified and shall be deemed fully and accurately described solely by reference to the number designed on the Declaration Plan.

Section 2. Description of Units. The Condominium consists of twenty-four (24) three (3) bedroom, two (2) story units. Each Unit is intended for independent residence use and consists of the following portions of a building:

- A. Interior portion enclosed within walls, ceilings, and floors including all interior walls, floors, and ceilings and their coverings;
- B. All doors, windows, grills, and vents together with all their hardware and their appurtenances and accessories;
- C. All appliances, fixtures, electrical switches, and receptacles, internal wiring common to the unit, tubs, faucets, hot and cold water systems, heating system, water closets, tubs, showers, sinks, cabinets, meters, and similar accessories;
- D. All that undivided proportionate interest in the Common Elements assigned to it.

The following portions of the buildings are not included in the above.

- A. All items of service, use or benefit to more than one unit.

Section 3. Description of Common Elements. The Common Elements are as defined above and consist of all parts and portions of the Property not included in Units, and not including such portions of the Property or rights therein as are otherwise owned and reserved. The Common Elements specifically include all items of service, use, or benefit to more than one unit and as so designed, installed, and provided by Declarant, or by the Executive Board.

Section 4. Interest in Common Elements . Each Unit Owner shall own an undivided interest in the Common Elements. Such ownership runs with title to each Unit and may not be separated therefrom; provided, however, that the proportionate undivided interest in the Common Elements (expressed as a percentage) may be altered by the recording of an amendment to this Declaration, duly executed by all Unit Owners affected thereby. The total of all such undivided interests shall be 100 percent in the aggregate. The individual unit percentages are set forth in Exhibit "B."

Section 5. Special Uses. Certain parts or portions of the Common Elements may be specially assigned in writing by the Executive Board for use by particular Unit Owners, and such written assignments shall be reasonably made with consideration for such assignees as well as for others as may be concerned or affected.

Section 6. Easements:

A. Each Unit Owner shall have an easement in common with all other affected Unit Owners to use all pipes, wires, ducts, cables, conduits, utility lines and other Common Elements serving his Unit and to any extent located in any other Unit, and such easement shall include also having the facility in place, and the servicing, maintaining, and replacing of same, and each Unit shall be subject to like easements in favor of all other affected Unit Owners.

B. The Executive Board shall have the right to reasonable access to each Unit to inspect the same, and to provide for removal of violations therefrom and generally to the extent as set forth under the Bylaws, and to provide for service, maintenance, repair or replacement of Common Elements as necessary; and to service, maintain, repair, and replace such other equipment or elements as may be the responsibility of the Executive Board.

C. All repair work contemplated by this Article shall be performed solely through the Executive Board; provided, however, that nothing contained herein shall be construed to prevent the levying of a special assessment and/or charge on one or more Unit Owners for work performed in relation to the easements provided and referred to herein.

D. All such easements shall run with the land and inure to the benefit of and be binding upon the Executive Board, each Unit Owner and each mortgagee, lessee, occupant, or other person having any interest in any Unit or in Common Elements.

E. The property and all parts thereof is subject to right-of-way, easements, covenants, restrictions or conditions as may be set forth in proper instruments of record, and to right-of-way for utilities now or hereafter established or granted by Declarant or by the Executive Board. The property is subject to perpetual rights-of-way over prescribed common roadways for ingress and egress to Common Elements and to Units as necessary and convenient, but which, unless and until dedicated and accepted as public roads, shall be subject to the regulations and control of the Executive Board for the good of the Unit Owners.

F. Each Unit Owner shall pay for his own sewer service and will be billed directly by the sewer authority in accordance with its existing rate schedule. Water service for each unit shall be paid by each Unit Owner and will be billed directly by the water authority in accordance with its existing rate schedule. Each unit owner shall be responsible for his own electrical use and payment to the appropriate service provider. It being understood and agreed as a condition of this Declaration of Condominium that failure of any individual owner to pay for those services could result in the termination of services to his Unit or all the Condominium Units in the Skyview Terrace Condominium by the entities providing such services including the Spring-Benner-Walker Joint Authority and the Bellefonte Borough Water Authority. As a condition of this Declaration, each

individual Unit Owner shall make payment promptly when due of all charges to those entities including the Spring-Benner-Walker Joint Authority and the Bellefonte Borough Water Authority.

It is understood that the responsibility and jurisdiction of the Bellefonte Borough Water Authority and the Spring-Benner-Walker Joint Authority for maintenance ends at the curb stop of the Authorities, which shall be located in the public right-of-way adjacent to the private property line of the Common Elements. The service lines and shut off valves shall be maintained as further specified in this Declaration and the Condominium Plan intended to be recorded in the Office of the Recorder with this Declaration.

It is understood and agreed that all properties are under and subject to easements in favor of the Bellefonte Borough Water Authority in the Common Elements and on each and every lot for the purpose of access to shut off water valves and for the purpose of reading, repairing, and replacing water meters on such lots.

ARTICLE IV

USE, PURPOSES, AND RESTRICTIONS

The Property, including the Units and the Common Elements, is intended to be used for the following purposes, and their use is hereby restricted as follows:

Section 1. Unit Restrictions. No Unit may be divided or subdivided into a smaller unit, nor may any portion of any Unit be added to or incorporated into another Unit, nor any portion less than all thereof sold or otherwise transferred without first amending the Declaration to show the changes in the Units, to be affected thereby.

Section 2. Residential Use. Each Unit is hereby restricted to residential use by the Unit Owner thereof, his tenants, his immediate family, guests and invitees. Each of the Units is intended for independent use and shall be used only as a residence and for the purposes incidental

to such uses. The Declarant however shall have the right to use any Units owned by it for rental units, models, and for sales and administrative offices.

Section 3. Use With Care. No Unit Owner shall do or permit any act which is illegal or in violation of any law, statute, ordinance, rule, or regulation of any local, state or federal government or government agency having jurisdiction. No Unit Owner shall do or permit any act which would jeopardize the soundness or safety of the Property, or of any part of it, or impair any easement or appurtenance or any rights of others, without the unanimous consent of the Unit Owners affected thereby. No one may permit or suffer anything to be done or kept upon the property which will increase the rate of insurance on the property or the contents thereof.

Section 4. Leasing. A Unit Owner may lease or sublease his unit (but not less than his entire unit) for residential purposes under a lease to not more than 3 unrelated persons for a term of at least one year, providing that the lease is made subject to all provisions as affect the Unit Owner himself such that the tenant shall be bound to the same as is the Owner with reference to possession, use and occupancy, and in all ways pertaining thereto. All leases must be in writing and provided to the Executive Board within ten (10) days of execution. Prospective tenants must be approved by the Executive Board prior to rental.

Section 5. Nuisances. No noxious or offensive activity shall be carried on in any Unit, nor shall anything be done thereon which may be or may become an annoyance or nuisance to another unit or the neighborhood. The decision as to whether any activity is noxious or offensive shall be decided exclusively by the Executive Board in such manner as it may elect to make such decision.

Section 6. Unit Maintenance. Each owner shall maintain his Unit in good condition, order and repair, at his own expense. No Unit Owner shall display, hang, store, or use

anything whatsoever on his stoop or outside his Unit other than as may be permitted in accordance with the Rules and Regulations established by the Executive Board. No member may paint, decorate, or otherwise alter or modify in any way the outside of his Unit, or install outside of his Unit any canopy awning, covering, radio or television antenna, or structure or addition of any kind whatsoever without the prior written consent of the Executive Board.

Section 7. Storage of Trash and Personal Property. Trash, garbage, and other waste shall be kept only in sanitary containers and shall be disposed of in such manner as may be prescribed from time to time in Rules and Regulations established by the Executive Board. No articles or personal property belonging to any Unit Owner shall be stored in any portion of the Common Elements without prior written consent of the Executive Board.

Section 8. Uses of Structures; Motor Vehicles. No Unit or any part thereof shall be used for any purpose except as set forth in Section 2 herein, nor shall any business of any kind be conducted therein. No motor vehicle other than a private passenger type shall be stored or parked in the parking area on the Property. No Unit Owner shall have any additional motor vehicles on the premises for purposes of service or hobby such as tearing down or putting together motor vehicles other than changing the oil and washing of the same. There shall be no storing of any old or junked or hobby type car on the premises. No boat, trailer, tent, shack or other such structure shall be located, or erected or used on any part of the Property, temporarily or permanently other than what has been constructed for use of Unit Owners by the Declarant or the Executive Board.

Section 9. Signs. No sign of any kind shall be displayed to the public view on or in any Unit except one temporary sign of not more than three square feet, advertising the Property for sale or rent. No such sign shall be illuminated.

Section 10. Animals. No animals, livestock or poultry of any kind, including exotic pets, shall be raised, bred or kept in any Unit on the Property except that a cat or dog, or other domesticated household pet weighing no more than eighty (80) pounds may be kept, provided that it is not kept, bred or maintained for any commercial purpose, and said pet must be housed indoors, and Unit Owners shall conform to all local ordinances and regulations applicable to such animals. All animal feces shall be removed from the Unit or Common Elements by the pet owner, immediately.

Section 11. Mailboxes. Mailboxes shall be retained as the same now are, or as designated by the Executive Board from time to time in the future. No Unit Owner shall keep or maintain a distinctive or different mailbox than as set forth herein.

Section 12. Fences; Clotheslines. No fence, clothesline or clotheslines of any kind, wall, hedge, or similar structure shall be placed, erected or maintained anywhere on the Property without the written consent of the Executive Board.

Section 13. Specific Rules or Regulations. Additional reasonable Rules and Regulations, not in conflict with the provisions of this Declaration, concerning the use and enjoyment of the Units and the Common Elements, may be promulgated from time to time by the Executive Board, subject to the right of sixteen (16) out of twenty-four (24) Unit Owners to change such Rules and Regulations. Copies of the current Rules and Regulations and any amendments thereto shall be furnished to all Unit Owners by the Executive Board promptly after adoption of such Rules and Regulations or any amendments thereto.

Section 14. Violation. Violation of any Rule or Regulation of the Executive Board and/or of any provision of the Declaration and/or the Bylaws hereof shall give the Executive Board or any representative acting in its behalf in addition to any other rights, the rights also:

(a) To enter the Unit in which, or in connection with, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing, person, creature, and/or condition that may exist therein contrary to the intent and meaning hereof without being guilty of trespass or wrong otherwise;

(b) To enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach; and

(c) To levy as an assessment or charge as a Common Expense against any Unit Owner an amount equal to damages so sustained plus costs of suit and reasonable attorneys' fees by virtue of such Unit Owner's committing and/or permitting such violation upon finding thereof by the Executive Board.

Section 15. Replacement and Repair. The Executive Board shall maintain, repair and replace all Common Elements, wherever situate, except that in the event such maintenance, repair or replacement was caused by negligence or misuse of a Unit Owner, or of any other occupant of his Unit, such expense shall be charged to such Unit Owner. Each Unit Owner shall maintain, repair and replace, at his own expense, all portions of his Unit as are separate and private to it and him. Each Unit Owner shall be responsible for damage to any other Unit and/or to any Common Elements caused intentionally, negligently, or by failure to properly take care of his own Unit, whether or not the fault is in him personally and/or in any other occupant of his Unit.

Section 16. Use of Common Elements. The Common Elements or Common Areas may be used by all Unit Owners and/or tenants, their families, guests, and invitees, subject to the Bylaws and such Rules and Regulations as may be established by the Executive Board. Each Unit Owner may use the Common Elements in accordance with the purposes for which the Common

Elements are intended without hindering or encroaching upon the lawful rights of other Unit Owners, and subject to the provisions hereof, the Bylaws and the Rules of the Executive Board.

Section 17. Access to Public Roads. Under no circumstances shall any Unit Owner's right of ingress or egress to and from any public area, public roads, or over Common Areas and lands be impaired where the same has been designated for such use.

Section 18. Maintenance of Common Elements. The maintenance and repair of Common Elements and the making of additions or improvements thereto shall be carried out by the Condominium Association as provided under this Declaration, the Bylaws, and the provisions of Section 3307 of the Act, and as the same may be duly amended from time to time. Maintenance of the Common Elements shall include specifically, but not limited to, the roads, parking stalls or areas, driveways, sidewalks, and all lights not physically attached to each Unit.

Section 19. Parking. Except for driveways adjacent to each unit which are considered Limited Common Area, all parking spaces located on the Real Estate as shown on the Plats and Plans are reserved for the exclusive and common use of the Unit Owners, and the invitees of the Unit Owners, subject to such reasonable Rules and Regulations as the Executive Board may adopt from time to time.

Section 20. Quiet Enjoyment. The Common Elements shall be used only for the benefit and enjoyment of the Unit Owners and the occupants of all Units. No Unit Owner may carry on any practice or permit any practice to be carried on which unreasonably interferes with the quiet enjoyment by the occupants of any other Unit.

ARTICLE V

COMMON EXPENSES

Section 1. Condominium Expenses. The Declarant, for each Unit owned, hereby covenants with, and each subsequent Unit Owner(s) by acceptance of a deed thereof, whether or not it shall be so expressed in such deed, is conclusively deemed to covenant and agree to pay to the Executive Board or its designee, as representative of Skyview Terrace Condominium, such assessments and/or charges as may be levied by the Executive Board to cover the reasonable share of Common Expenses incurred in maintaining, improving and managing Skyview Terrace Condominium. Such assessment and/or charges shall run with the land and shall be a continuing lien upon each Unit until paid. Such assessments and/or charges may be enforced in any court of law or equity having jurisdiction thereof, and as provided for herein shall be subordinate to the lien of any first mortgage.

Section 2. Prior to the sale of the first Unit, maintenance, repair or replacement of a Common Element shall be within the sole control and shall be the sole responsibility of the Declarant.

Section 3. Capital Improvement Fee. At the time of closing on the initial or subsequent sale of each Unit, each Unit Owner agrees to pay an initial capitalization fee of \$500.00 at settlement to be paid to the Association to be held as a reserve for capital improvements.

Section 4. Budget and Monthly Assessments. Although there shall be an annual budget for Common Expenses, all Common Expense assessments shall be deemed to be adopted and assessed on a monthly basis (not an annual basis), payable in monthly installments and shall be due and payable in advance, on the first day of each month. Each Unit Owner's responsibility for Common Expenses shall commence as of the date of the closing on the purchase of his Unit.

Section 5. Subordination of Certain Charges. Any fees, charges, late charges, fines and interest which may be levied by the Executive Board pursuant to 3302(a) (10), (11) and (12) of the act, shall be subordinate to the lien of a Permitted Mortgage on a Unit, except as further provided in the Act.

Section 6. Limitation on Expenditures. All expenses, charges and costs of the maintenance, repair or replacement of the Common Elements and Limited Common Elements, and any other expenses, charges or costs which the Executive Board may incur or expend pursuant hereto, shall be approved by the Executive Board, and a written memorandum thereof prepared and signed by the Treasurer.

Section 7. Reserve. Each annual budget for Common Expenses shall include an amount reasonably considered by the Executive Board to be sufficient as a reserve for replacements and contingencies.

Section 8. Accounting. On or before the thirty-first (31st) day of March of each calendar year commencing in 2006, the Executive Board shall supply to all Unit Owners an itemized accounting of the Common Expenses from the preceding calendar year actually incurred and paid together with a tabulation of the amounts collected pursuant to the annual budget or assessments by the Executive Board on behalf of the Association, and showing the net excess or deficit of income over expenditures plus reserves.

Section 9. Future Assessments. If any annual budget proves inadequate for any reason, including nonpayment of any Unit Owner's assessments, or any nonrecurring Common Expense or any Common Expense not set forth in the annual budget as adopted, the Executive Board may at any time levy a further assessment, which shall be assessed to the Unit Owners according to each Unit Owner's Percentage Interest in the Common Elements. Such further assessment shall be

payable in such monthly installments as the Board may determine. The Executive Board shall serve notice of such further assessment on all Unit Owners by a statement in writing giving the amount and reason therefor, and such further assessment shall become effective and shall be payable at such time or times as determined by the Executive Board.

Section 10. Acceleration. If a Unit Owner is in default in the monthly payment of the aforesaid charges or assessments for thirty (30) days, the Executive Board may, in addition to all other remedies in the Act or Declaration contained, accelerate all other monthly payments of charges and assessments due for the calendar year in which such default occurs; provided, however, a foreclosing Permitted Mortgagee shall be entitled to automatic subordination of such sums in excess of the amounts given priority over mortgage liens in the Act.

Section 11. Interest and Charges. All sums assessed by the Executive Board against any Unit Owner as a regular or special assessment shall bear interest thereon at twelve percent (12%) per annum from the fifth (5th) day following default in payment of any installment when due. Any delinquent Owner shall also be obligated to pay (a) all expenses of the Executive Board, including reasonable attorneys' fees incurred in the collection of the delinquent assessment by legal proceedings or otherwise, and (b) any amounts paid by the Executive Board for taxes or on account of superior liens or otherwise to protect its lien, which expenses and amounts, together with accrued interest, shall be deemed to constitute part of the delinquent assessment and shall be collectible as such.

Section 12. Confession of Judgment. *IN ORDER TO EXPEDITE THE EXECUTIVE BOARD'S COLLECTION OF ANY DELINQUENT ASSESSMENT, EACH UNIT OWNER (BY THE ACCEPTANCE OF THE DEED TO HIS UNIT) TO THE EXTENT LEGALLY PERMISSIBLE SHALL BE DEEMED TO HAVE APPOINTED ANY ONE OR MORE EXECUTIVE*

BOARD MEMBERS THE ATTORNEY-IN-FACT FOR SUCH UNIT OWNER TO CONFESS JUDGMENT AGAINST SUCH UNIT OWNER IN ANY COURT OF COMPETENT JURISDICTION IN PENNSYLVANIA, FOR ANY SUCH UNPAID ASSESSMENT(S), WHICH APPOINTMENT (BEING FOR SECURITY) SHALL BE IRREVOCABLE. THE AUTHORITY GRANTED HEREIN TO CONFESS JUDGMENT SHALL NOT BE EXHAUSTED BY ANY EXERCISE THEREOF BUT SHALL CONTINUE FROM TIME TO TIME AND AT ALL TIMES UNTIL THE DECLARATION SHALL BE TERMINATED.

Section 13. Other Remedies. If a Unit Owner is in default in the payment of an assessment, the Association shall also have all remedies given to it by the Act and the Bylaws; and if a Unit Owner fails to pay an assessment for forty-five (45) days after it is due, the Association may deny such Unit Owner or any occupant of that Unit Owner's Unit the right to use the Common Elements (including as well the Limited Common Elements) until such time as all assessments are paid. There shall be no reduction in the Assessments payable by any Unit Owner during any period while his right to use a Unit or the Common Elements is suspended.

ARTICLE VI

ENCROACHMENTS

If any portion of a Unit or Common Element encroaches upon another Unit, a valid easement for the encroachment and the maintenance of same, so long as it stands, shall and does exist. In the event a building is partially or totally destroyed and then rebuilt, encroachments aforesaid may continue as a part of any restoration.

ARTICLE VII

EXECUTIVE BOARD AND VOTING

Section 1. Unit Owners Association. A Unit Owners Association shall be organized contemporaneously herewith. Membership in the Association shall consist exclusively of all the Unit Owners.

Section 2. Powers of Unit Owners Association. The Association herein above described shall have all powers as set forth in Section 3302 of the Act.

Section 3. Executive Board Members and Officers. The Association shall elect an Executive Board of three (3) persons who may act in all instances on behalf of the Association. The names of the first members of the Executive Board are C. Scott Johnson, James A. Stein and Georgette Lee Park. Except as provided herein, the aforesaid first members shall serve until their successors have been elected by the Association pursuant to the Bylaws and after deeds have been recorded placing title to at least sixteen (16) of the twenty-four (24) Units in the names of owners other than the Declarant, or July 1, 2011, whichever occurs first.

Not more than sixty (60) days after conveyance of six (6) of the Units to Unit Owners other than the Declarant, not less than twenty-five (25) percent of the Executive Board shall be elected by Unit Owners other than the Declarant.

Not later than sixty (60) days after conveyance of sixteen (12) of the Units to Unit Owners, other than the Declarant, not less than thirty-three and one-third (33 1/3) of the members of the Executive Board shall be elected by Unit Owners other than the Declarant.

Section 4. Voting. Each Unit Owner is automatically a member of the Association. Upon termination of his ownership of a Unit, his membership thereupon automatically terminates and thereupon transfers and inures to the new Unit Owner. Each Unit Owner shall be

entitled to the same number of votes as are assigned to his Unit hereunder and under any amendments hereto. All meetings of the Unit Owners shall take place in accordance with the Association Bylaws.

Section 5. Powers of the Executive Board. In addition to the powers set forth in the Act and elsewhere herein, the Executive Board shall have the following additional powers:

- (a) To appoint committees of the Executive Board (which need not include any Executive Board Members) and to delegate to such committees the Executive Board's authority to carry out certain duties of the Executive Board, subject to the approval and control of the Executive Board;
- (b) To engage the services of a Manager or Managing Agent, who may be any person, firm or corporation, upon such terms and compensation as the Executive Board deems fit, and to remove such Manager or Managing Agent at any time, provided any agreement with such Manager or Managing Agent shall extend for not more than one (1) year;
- (c) To engage the services of any persons (including, but not limited to, accountants and attorneys) deemed reasonable by the Executive Board at such compensation as is deemed reasonable by the Executive Board, in the operation, repair, maintenance and management of the Property, or in connection with any duty, responsibility or right of the Executive Board and to remove, at any time, any such personnel;
- (d) To pay any amount necessary to discharge any mechanic's lien or other encumbrance levied against the Property or any part thereof which may in the opinion of the Executive Board constitute a lien against the property or against the Common Elements, rather than merely against the interest therein of particular Unit Owners (where one or more Unit Owners are responsible for the existence of such lien, they shall be jointly and severally liable for the cost of discharging it and any costs incurred by the Executive Board by reason of said lien or liens shall be specially assessed to said Unit Owners);
- (e) To expend funds for the maintenance and repair of any unit or any other portion of the Property which a Unit Owner is obligated to maintain or repair under the terms hereof, if such maintenance or repair is necessary, in the discretion of the Executive Board, to protect the Common Elements, or any other portion of the Property, and the owner of said Unit has failed or refused to perform said maintenance or repair within a reasonable time after written notice of the necessity of said maintenance or repair delivered by the Executive Board to said Unit Owner; provided that the Executive Board shall levy a special assessment against such Unit for the cost of said maintenance or repair;

(f) In the event of any condemnation, to represent the Unit Owners in any proceedings, negotiations, settlements or agreements with the condemnation authority; and

(g) To borrow money on the credit of the Association and, as security for any such borrowing, to assign the Association's rights to receive future income (including assessments) and/or pursuant to §3302(a)(9) of the Act.

ARTICLE VIII

SEPARATE MORTGAGES, TAXES, UTILITY CHARGES

Section 1. Mortgages. Each Unit Owner shall have the right to mortgage or encumber only his own designate Unit together with only his proportionate undivided share in the Common Elements, and he shall have no right, power, or authority to in any way encumber or affect the title to any other part of or interest in the property.

Section 2. Taxes. It is understood that real estate taxes are to be separately taxed to each Unit Owner for his Unit and his undivided percentage ownership in the Common Elements.

Section 3. Utilities. Each Unit Owner shall pay for his own telephone, electricity, and/or other utilities which are separately metered or billed to each user by the appropriate utility company. Utilities not separately metered or billed may be treated as part of the Common Expenses or in the event the said utility services are supplied to some Units but less than all Units, then the Executive Board may reasonably pro-rate these charges over the Units using such services, and require such Unit Owner to pay his pro-rata share of such charges, which shall become a charge or lien against the Unit, enforceable under Article V, Section 1, above. The decision of the Executive Board to pro-rate and its determination of pro-rata shares and charges shall be final and binding on all.

ARTICLE IX

INSURANCE

Section 1. Coverage. The Executive Board shall obtain and maintain, on behalf of and for the benefit of the Unit Owners, insurance coverage as set forth in Sections 2 through 6 hereof. All insurance affecting the property shall be governed by the provisions of this Section.

Section 2. Physical Damage. All buildings and improvements and all of the personal property owned in common shall be insured, for the benefit of the Executive Board, the Unit Owners and mortgages of Units, against risks of physical damage as follows:

A. Amounts. As to real property, for an amount equal to its full insurable replacement cost; as to personal property, for an amount equal to its actual cash value. Prior to obtaining any insurance on real property under this section, and at least annually thereafter, the Executive Board shall obtain an appraisal from a qualified appraiser, primarily engaged in preparing estimates of insurable value, acceptable to the insurance carrier or the carriers writing the Executive Board's policies for the purpose of determining the replacement cost of such real estate property and actual cash value of personal property.

B. Risks Insured Against. The insurance shall afford protection against loss or damage by reason of:

- i) Fire and other hazards covered by broad form for extended coverage;
- ii) Vandalism and malicious mischief;
- iii) Such other risks of physical damage as from time to time may be customarily covered with respect to buildings and improvements similar in construction, location, and use as those on the Property;
- iv) Such other risks of physical damage as the Executive Board may from time to time deem appropriate.

provisions:

- C. Other Provisions. The insurance shall contain the following
- i) Waivers by the insurer of rights of subrogation against the Executive Board and the Unit Owners;
 - ii) That the insurance shall not be affected or diminished by reason of any other insurance carried by any Unit Owner or mortgagee of a Unit;
 - iii) That the insured shall not be affected or diminished by any act or neglect of any Unit Owner or any occupants or owners of any improvements when such act or neglect is not within the control of the Executive Board;
 - iv) That the insurance shall not be affected or diminished by failure of any Unit Owner or any occupants or owners of any improvements to comply with any warranty or condition when such failure to comply is not within the control of the Executive Board;
 - v) That the insurance may not be canceled or substantially modified (except for the addition of property or increases in amount of coverage) without at least thirty (30) days prior written notice to the named insured, and to all mortgagees of Units;
 - vi) Provisions for indemnification of mortgagees of Units and for the allocation of their several interest to specific Units;
 - vii) The standard mortgagee clause, except that any loss otherwise payable to named mortgagees shall be payable in the manner set forth in Subsection c. or Section 11, hereof;
 - viii) Adjustment of loss shall be made with the Executive Board as the exclusive authority for the insured;
 - ix) Proceeds for losses under \$10,000.00 shall be paid to the Executive Board and proceeds for losses over \$10,000.00 shall be payable to the Trustee (see Section 11, below);
 - x) The named insured shall be the Executive Board;
 - xi) All policies shall be written with a company licensed to do business in the Commonwealth of Pennsylvania;

- xii) The insurance policies to the Executive Board on behalf of the Unit Owners and covering the Condominium Property cannot be canceled, invalidated or suspended on account of the conduct of any one of the Unit Owners without at least ten (10) days prior written notice to each Unit Owner and all holders of any mortgages permitted hereunder; and
- xiii) That all policies covering the Condominium Property cannot be canceled, invalidated, or suspended on account of the conduct of any officer or employee of the Executive Board or any Owner without prior demand in writing that the Executive Board or such Owner cure the defect and without providing a reasonable period of time thereafter in which to cure same.

Section 3. Casualty and Liability Insurance To the extent available, the Executive Board shall obtain and maintain comprehensive general liability insurance in such limits as the Executive Board may from time to time determine, insuring the Executive Board, the Officers, the Manager (at the discretion of the Executive Board), and each Unit Owner for claims arising out of or in connection with the ownership, operation, or maintenance of any of the Property, excluding however, Unit Owner liability coverage for claims arising in connection with that portion of the Property used and occupied exclusively by a particular Unit Owner. Such comprehensive general liability insurance shall also cover, to the extent such insurance is available, cross liability claims of one insured against the other. The Executive Board shall review the insurance policy limits once a year.

Section 4. Directors and Officers Liability Insurance. To the extent available, the Executive Board may obtain and maintain a comprehensive general liability insurance policy in such limits as the Executive Board may from time to time determine or in such limits as may be available, insuring the Executive Board members, the Officers, the Manager (at the discretion of the Executive Board), for claims arising out of or in connection with the management, operation or maintenance of any of the Property, such policy shall insure the Executive Board members and Officers against

any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith

Section 5. Workers' Compensation Insurance. The Executive Board shall obtain and maintain Workers' Compensation Insurance, if necessary, to meet the requirements of the laws of the Commonwealth of Pennsylvania.

Section 6. Other Insurance. The Executive Board is authorized to obtain and maintain such other insurance or bonds as it shall determine from time to time to be desirable.

Section 7. Insurance by Unit Owners. Unit Owners shall not be prohibited from carrying insurance for their own benefit provided that all such policies shall contain waivers of subrogation against all other parties insured by the comprehensive general liability insurance of Section 4, and further provided that the liability of the carriers issuing the insurance obtained by the Executive Board shall not be affected or diminished by reason of any such additional insurance coverage by any Unit Owner. In no event, however, shall the insurance coverage obtained and maintained by the Executive Board hereunder be brought into contribution with insurance purchased by individual Unit Owners or their mortgagees.

Section 8. Filing of Individual Policies. Each Unit Owner shall file any individual policies of insurance (excluding policies restricted to personal property) with the Executive Board within thirty (30) days after purchase thereof. The Executive Board shall maintain the file thereof.

Section 9. Premiums. Premiums upon insurance policies purchased by the Executive Board shall be paid as a Common Expense.

Section 10. Trustee. All insurance policies purchased by the Executive Board shall be for the benefit of the Executive Board, the Unit Owners and their mortgagees, as their interests may appear, and shall provide that all proceeds covering property losses under \$10,000.00 shall be

payable to the Executive Board and all proceeds covering losses in excess of that amount shall be paid to Juniata Valley Bank, or its successor, bank insured by an agency of the United States, or to such other person or entity as is acceptable to the Executive Board, and the insurance carrier, which trustee is herein referred to as the "Trustee." The Trustee shall not be liable for payment of premiums, nor for the renewal or the sufficiency or the policies, nor for the failure to collect any insurance proceeds. The duty of the Trustee shall be to receive such proceeds as are paid and to hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Executive Board, the Unit Owners and their mortgagees in the following shares:

A. Common Elements. Proceeds on account of damage to Common Elements as undivided share for each Unit Owner, such share being the same as the percentage of undivided interest of such Unit Owner as set forth in the Declaration.

B. Units. Proceeds on account of damage to Units shall be held in the following undivided shares:

- i) When a building is to be restored — for the Owners of damaged units in proportion to the cost of repairing the damage suffered by each Unit Owner, which cost shall be determined by the Executive Board. (Damage suffered by a Unit Owner shall not be deemed to include damage to any items specifically excluded from insurance coverage.)
- ii) When a building is not to be restored — an individual share for each Unit Owner, such share being the same proportion as the Unit's percentage of ownership of undivided interests as set forth in the Declaration, bears to the total percentage of ownership of the units not to be restored.

C. Mortgagees. In the event a mortgagee endorsement has been issued, with respect to a particular unit, the share of the Unit Owner shall be held in trust for the mortgagee and the Unit Owner as their interests may appear; provided, however, that no mortgagee shall have

the right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired.

Section 11. Distribution of the Insurance Proceeds by Trustee. Proceeds of insurance policies received by the Trustee shall be distributed to or for the benefit of beneficial owners in the following manner:

A. Expense of the Trust. All expenses of the Trustee shall be first paid or provisions made therefore.

B. Reconstruction or Repair. If the damage for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the cost thereof of consummating the full repair or reconstruction of the property to a condition substantially similar to that which existed immediately prior to the damage. Each Unit Owner shall personally assume the additional expenses of any improvements made which would restore the unit to a condition superior to, or different from, that which existed immediately prior to the damage.

C. Unit Owners Liability. In the event that the proceeds of insurance are not sufficient to repair or reconstruct the damaged portions of the property, then the repair or reconstruction shall be accomplished by the Association as a common expense, in proportion to the undivided percentage interests in the Common Elements. Unit Owners may apply the proceeds from any individual insurance policies that may have been obtained to the share of such common expense as may be assessed against them.

D. No Reconstruction or Repair. The damage shall not be repaired or reconstructed if the Condominium is terminated or if eighty percent (80%) of the Unit Owners vote not to rebuild. If the Unit Owners so vote not to rebuild, the insurance proceeds shall be distributed to all the Unit Owners and mortgagees, as their interests may appear, in proportion to their Common

Element interests. If the Condominium is terminated, then the proceeds shall be distributed as set forth in the Uniform Condominium Act.

ARTICLE X

MAINTENANCE AND ALTERATIONS

Section 1. Each Unit Owner shall furnish and be responsible for, at his own expense, all of the maintenance and repairs for his own Unit(s). No alterations of any of the Common Elements, or any additions or improvements thereto, shall be made by any Unit Owner without the prior written approval of the Executive Board.

ARTICLE XI

UNIT SUBJECT TO DECLARATION OF CONDOMINIUM

Section 1. Bylaws, Rules and Regulations. All present and future Unit Owners, tenants, mortgagees, and occupants of units shall be subject to and shall comply with the provisions of this Declaration, with those of the Bylaws, and with the duly promulgated Rules and Regulations adopted by the Executive Board and with all amendments of the same. Acceptance of a deed of conveyance or the acceptance of inheritance or the entering into a lease or the entering into occupancy of a Unit, shall constitute an agreement to be so bound, and that the aforementioned instruments are accepted and ratified by each such Unit Owner, tenant, occupant, or mortgagee; and that all such provisions of the aforementioned instruments shall be deemed and taken to be covenants running with the land and shall bind every person at any time having any interest or estate in such Unit as though all such provisions were set forth in full, in each and every deed, or inheritance, or lease, or any other relevant documents.

ARTICLE XII

LIABILITY AND INDEMNIFICATION

Section 1. Liability of Members of the Executive Board and Officers. The members of the Executive Board and the officers and any assistant officers:

A. Shall not be liable to the Unit Owners as a result of their activities as such for any mistake of judgment, negligence, or otherwise, except for their own willful misconduct or gross negligence;

B. Shall have no personal liability in contract to a Unit Owner or any other person or under any agreement, instrument, or transaction entered into by them on behalf of the Executive Board or Unit Owners in their capacity as such;

C. Shall have no personal liability in tort to a Unit Owner or any other person or entity direct or imputed, by virtue of acts performed by them, except for their own willful misconduct or gross negligence, or acts performed for the Association, in their capacity as such; and

D. Shall have no personal liability arising out of the use, misuse or condition of the property, or which might in any other way be assessed against or imputed to them as a result or by virtue of their capacity as such.

Section 2. Indemnification by Unit Owners. The Unit Owners shall indemnify and hold harmless any person, heirs, and/or personal representatives, from and against any and all personal liability, and all expenses, including counsel fees, incurred or imposed, or arising out or in settlement of any threatened, pending or completed action, suits or proceedings, whether civil, criminal, administrative or investigative, instituted by any one or more Unit Owners or any other persons or entities, to which he shall be threatened to be made a party by reason of the fact that he is or was a member of the Executive Board or an officer or assistant officer, other than to the extent, if any, that

such liability or expense shall be attributable to his willful misconduct or gross negligence, PROVIDED, in the case of any settlement that the Executive Board shall have approved the settlement, which approval shall not be unreasonably withheld. Such right of indemnification shall not be deemed exclusive of any other rights to which such person may be entitled as a matter of law or agreement or vote of Unit Owners or of the Executive Board or otherwise. The indemnification by the Unit Owners set forth in this Section 2 of Article XII shall be paid by the Executive Board on behalf of the Unit Owners and shall constitute a common expense and shall be assessed and collectible as such.

Section 3. Liabilities of Individual Unit Owners. The Unit Owners, any lessees, or sublessees of a unit shall be jointly and severally liable for liabilities arising out of their own conduct arising out of the ownership, occupancy, use, misuse, or condition (except when the result of a condition affecting all or other parts of the property) of that unit.

Section 4. Costs of Suit in Actions Brought by One or More Unit Owners on Behalf of all Unit Owners. If any action is brought by one or more but less than all Unit Owners on behalf of all Unit Owners and recovery is had, the plaintiff's expenses, including reasonable counsel fees, shall be a common expense, provided that if such action is brought against all Unit Owners or otherwise against all other Unit Owners or against the Executive Board, the officers, assistant officers, employees or agents in their capabilities as such, with the result that the ultimate liability asserted would, if proved, be borne by all the Unit Owners, the plaintiff's expenses, including counsel fees, shall not be charged to or born by the other Unit Owners, as a common expense or otherwise.

Section 5. Notice of Suit and Opportunity to Defend. Complaints brought against all Unit Owners or the Executive Board, or the officers, assistant officers, employees or agents thereof, in their respective capacities as such, or the property as a whole, shall be directed to the

Executive Board, which shall promptly give written notice thereof to the Unit Owners and the holders of any Permitted Mortgages and shall be defended by the Executive Board, and the Unit Owners and such holders shall have no right to participate other than through the Executive Board in such defense. Complaints against one or more but less than all the Unit Owners or Units alleging liabilities covered by Article XII, Section 3, shall be directed to such Unit Owners, who shall promptly give written notice thereof to the Executive Board and to the holders of any Permitted Mortgages affecting such Units and shall be defended by such owners.

ARTICLE XIII

AMENDMENT

Section 1. This Declaration may be amended, subject to the restrictions of the Act, by the vote of the Unit Owners and the mortgagees representing seventeen (17) out of twenty-four (24) Units. No amendment shall be effective until properly recorded.

ARTICLE XIV

TERMINATION

Section 1. The Property may be removed from the provisions of the Act by a written ratification, duly recorded, and executed by all the Unit Owners, holders of all mortgages, judgments or other liens affecting the Units. Once the property has been removed, and if it is not to be sold, the former Unit Owners shall become Tenants in Common with the property as provided by the Act.

ARTICLE XV

INTERPRETATION

Section 1. Matters of dispute or disagreement between Unit Owners or matters which require interpretation of this Declaration or the Bylaws or the Rules and Regulations of the

Executive Board, shall be determined by the Executive Board, whose determination shall be binding and final, on all Unit Owners.

ARTICLE XVI

SEVERABILITY

Section 1. If any of the provisions of this Declaration or of the Bylaws or of the Act are held invalid, the validity of the remaining provisions shall not be affected thereby.

ARTICLE XVII

CAPTIONS

Section 1. The captions herein are inserted only as a matter of convenience and in no way define, limit or describe the scope of the Declaration nor the intention of any provisions hereof.

ARTICLE XVIII

CONFLICTS

Section 1. This Declaration is set forth to comply with the requirements of the Act. In the event of any conflict between this Declaration and the provisions of the Act, the Act shall control.

ARTICLE XIX

JURISDICTION

Section 1. This Declaration, and its terms and provisions, shall be interpreted and subject to the laws of the Commonwealth of Pennsylvania. Any legal filings under this Declaration, shall be under the jurisdiction of the Court of Common Pleas of Centre County, Pennsylvania.

IN WITNESS WHEREOF, the Declarant, by its Member, has hereunto caused these presents to be executed and its seal to be hereunto affixed at State College, Pennsylvania, this 26th day of August, 2005.

WITNESS

Allyson J. Lynch

CDG PROPERTIES, LLC, Declarant

By:

James A. Stein, Member

COMMONWEALTH OF PENNSYLVANIA)

SS:

COUNTY OF CENTRE)

On this 26th day of August, 2005, before me, a Notary Public, personally appeared JAMES A. STEIN, Member of CDG Properties LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Declaration and acknowledged that he executed the same for the purposes therein contained.

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

Stephanie L. Lash
Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Stephanie L. Lash, Notary Public
State College Boro, Centre County
My Commission Expires Mar. 28, 2009
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

LEGAL DESCRIPTION OF THE CONDOMINIUM

ALL THAT CERTAIN PARCEL of land situated in Spring Township, Centre County, Pennsylvania, shown as "Multi-Family Lot 1" on plans prepared by Sweetland Engineering and Associates, Inc. entitled "Final Subdivision Plan for Burnham Farm Estates Residential Properties Phase 1", drawing numbers E-2631 through E-2638, recorded in the Recorder's Office of Centre County in Plat Book 70 at Pages 96 through 101 on 12 January, 2004 and as more specifically shown on the third sheet of said Subdivision Plan set, drawing number E-2633 entitled "Record Plan for Phase 1 Final Subdivision Plan for Burnham Farm Estates Residential Properties", bounded and described as follows:

BEGINNING at a $\frac{3}{4}$ " rebar set in the western right-of-way line of Valentine Hill Road, a variable width right-of-way, at the eastern corner of Stonecrest Drive right-of-way, a sixty foot wide right-of-way and the northeastern corner of the herein described parcel; thence along said Valentine Hill Road right-of-way the following two (2) courses that are parallel to and distant 25 feet, as measured at right angles, from its centerline: 1. thence, South $11^{\circ} 06' 33''$ East, 135.48 feet to a $\frac{3}{4}$ " rebar set; and 2. thence, South $12^{\circ} 33' 13''$ East, 135.13 feet to a $\frac{3}{4}$ " rebar set in the northwestern line of lands now or formerly of Henry I. and Judy S. Haranin at the eastern corner of the herein described parcel; thence along said lands of Haranin and concluding along lands now or formerly of Patricia A. & Melody Valmont, South $58^{\circ} 04' 18''$ West, 390.95 feet to a $\frac{3}{4}$ " rebar set at the common eastern corner of Lot 1 of Burnham Farms Estates Commercial Properties and the southern corner of the herein described parcel; thence along said Lot 1 of Burnham Farms Estates Commercial Properties, North $31^{\circ} 55' 42''$ West, 349.51 feet to a $\frac{3}{4}$ " rebar set in the southeastern right-of-way line of said Stonecrest Drive, a sixty foot wide right-of-way, at the common northern corner of said Lot 1 of Burnham Farms Estates Commercial Properties and the western corner of the herein described parcel; thence along said southeastern right-of-way line of Stonecrest Drive the following seven (7) courses: 1. thence by the arc of a curve to the left, not tangent to the previous course, having a radius of 530.00 feet, central angle of $07^{\circ} 55' 37''$, chord bearing and distance of North $58^{\circ} 32' 18''$ East, 73.27 feet, an arc length of 73.33 feet to a $\frac{3}{4}$ " rebar set at a point of tangency; 2. thence, North $54^{\circ} 34' 29''$ East, 123.00 feet to a point of curvature; 3. thence by the arc of a curve to the right having a radius of 470.00 feet, central angle of $24^{\circ} 18' 58''$, chord bearing and distance of North $66^{\circ} 43' 58''$ East, 197.97 feet, an arc length of 199.47 feet to a $\frac{3}{4}$ " rebar set at a point of tangency; 4. thence, North $78^{\circ} 53' 27''$ East, 87.60 feet to a $\frac{3}{4}$ " rebar set at a point of curvature; 5. thence by the arc of a curve to the right having a radius of 17.00 feet, central angle of $90^{\circ} 00' 00''$, chord bearing and distance of South $56^{\circ} 06' 33''$ East, 24.04 feet, an arc length of 26.70 feet to a $\frac{3}{4}$ " rebar set at a point of tangency; 6. thence, South $11^{\circ} 06' 33''$ East, 18.00 feet to a $\frac{3}{4}$ " rebar set; 7. thence, North $78^{\circ} 53' 27''$ East, 7.32 feet to the point of **BEGINNING**.

CONTAINING 153,415 square feet or 3.52 acres of land, gross area, more or less.

BEING the same premises which became vested in CDG Properties, LLC by deed of Grandview Development, L.P., dated April 7, 2004 and recorded in Centre County Record Book 1675 at Page 689.

UNDER AND SUBJECT to a 10-foot wide utility easement adjacent to Stonecrest Drive right-of-way.

EXHIBIT "B"

PERCENTAGE COMMON INTERESTS AND VOTING UNITS

<u>Unit No.</u>	<u>Interest in Common Area</u>	<u>No. of Votes</u>
1	1/24	1
2	1/24	1
3	1/24	1
4	1/24	1
5	1/24	1
6	1/24	1
7	1/24	1
8	1/24	1
9	1/24	1
10	1/24	1
11	1/24	1
12	1/24	1
13	1/24	1
14	1/24	1
15	1/24	1
16	1/24	1
17	1/24	1
18	1/24	1
19	1/24	1
20	1/24	1
21	1/24	1
22	1/24	1
23	1/24	1
24	1/24	1

PUBLIC OFFERING STATEMENT
SKYVIEW TERRACE CONDOMINIUM

COPY

NOTICE

1. A BUYER WHO RECEIVES THIS PUBLIC OFFERING STATEMENT MORE THAN 15 DAYS BEFORE SIGNING A CONTRACT OF PURCHASE MAY NOT CANCEL THE CONTRACT.

2. A BUYER WHO RECEIVES THIS PUBLIC OFFERING STATEMENT WITHIN 15 DAYS OF PURCHASE AND BEFORE THE CONVEYANCE TO BUYER BY SELLER OF THE CONDOMINIUM UNIT MAY CANCEL THE CONTRACT OF PURCHASE OF THE UNIT, IF IT IS BEING PURCHASED FROM THE DECLARANT.

3. A DECLARANT WHO FAILS TO PROVIDE A PUBLIC OFFERING STATEMENT TO THE BUYER BEFORE CONVEYING THE UNIT TO THE BUYER MAY BE LIABLE FOR DAMAGES TO THE BUYER IN AN AMOUNT EQUAL TO 5% OF THE SALES PRICE OF THE UNIT UP TO \$2,000.00, OR ACTUAL DAMAGES, WHICHEVER IS GREATER.

PUBLIC OFFERING STATEMENT

SKYVIEW TERRACE CONDOMINIUM

The following is a Public Offering Statement for Skyview Terrace Condominium, a Condominium Residence:

A. GENERAL INFORMATION

The name and principal address of the Declarant of the condominium is CDG Properties, LLC, 204 E. Calder Way, P.O. Box 11172, State College, Pennsylvania, 16805. The Units are located in Spring Township, Centre County, Pennsylvania, along Stonecrest Drive, being identified as Multi-Family Lot 1 in the Burnham Farms Estates.

B. GENERAL DESCRIPTION OF THE CONDOMINIUM

The Condominium is comprised of twenty-four (24) three-bedroom, two-story Units. Construction of the Units will commence in 2005 and is anticipated to be completed in 2006. The common interest of the Unit Owners will be according to Exhibit "B" of the Condominium Declaration. The useful life of the structures and any utility servicing the Condominium is expected to be fifty-five (55) years. The estimated costs of replacing the Units in current dollars for each unit is - Valley View Model - \$175,000.00; Sunbury Model - \$165,000.00; and Tuscarora Model - \$145,000.00

C. SIGNIFICANT FEATURES OF THE DECLARATION AND BYLAWS

1. Overview. The Declaration and Bylaws may be obtained from the Declarant. The Declaration generally provides for sale of a Unit to a person or organization. The Condominium Association is governed by the Declaration and Bylaws.

2. Common Elements. Common elements are operated and controlled by the Condominium Association. There are common elements which all parties who own a Unit own and may use, and there are limited common elements which only particular Unit owners have a right to use. The Common Elements and Limited Common Elements are identified on the Condominium Plan. There is a monthly condominium fee charged to each Unit Owner for the upkeep and repair of the Common Elements, said fee based upon an annual budget for the association.

3. Uses of Units; Unit Owners Obligations. Except as permitted within the Declaration for other uses by the Declarant, the Units may be used only for residential use. Insurance is to be provided for all Units by the Condominium Association for which a charge will be levied against all Unit owners. Unit owners may separately insure their Unit and must separately insure their private personal property. Unit Owners must finance purchase of an individual Unit through their own means. There are no restraints on alienation or resale of any portion of the Condominium.

4. Association. The Association is known as Skyview Terrace Condominium Association. The Bylaws provide for membership with the Condominium Association and state who may vote, who may hold office, when persons are to be elected to the Executive Board, what the powers and duties of the Executive Board are, who the officers of the Association shall be, when meetings of the Executive Board must be held or may be held, the fiscal physical management of the organizations, and a budget for the Condominium Association. The Executive Board is elected by the members and comprised of three persons. The Executive Board will elect officers pursuant to the Bylaws. At the present time, there are no judgments or pending lawsuits against the Association.

D. ANTICIPATED ANNUAL BUDGET FOR THE CONDOMINIUM

A projected budget for the Association is attached hereto as Exhibit "A". The anticipated budget provides a reserve allocated for the repair or replacement of certain Common Elements. Based upon this anticipated budget, the monthly Unit Owner fee will be those rates listed for units in Exhibit "A", until modified by the Executive Board. The initial capitalization fee, until modified by the Executive Board, shall be \$500.00 per Unit. These capitalization fees shall be placed in a capital expenditures fund to be escrowed by the Association. All amounts assessed against a Unit automatically give rise to a lien on that Unit. If the assessments are not paid when due, the Association may perfect the lien by recording a memorandum of lien in the land records. To the knowledge of the Declarant, there are no additional services not reflected in the budget which may become expenses of the Association.

THE BUDGET FIGURES ARE ESTIMATES AND THE DECLARANT CANNOT BE CERTAIN THAT SUFFICIENT FUNDS HAVE BEEN BUDGETED TO COVER ALL COMMON EXPENSES THAT MAY BE INCURRED. BUDGET FIGURES FOR FUTURE YEARS ARE LESS RELIABLE DUE TO CHANGES IN THE GENERAL CONDITION OF THE ECONOMY AND OTHER UNPREDICTABLE FACTORS.

E. ENCUMBRANCES

1. Liens. The condominium is presently subject to four (4) mortgages from CDG Properties LLC, the Declarant, to the following entities: four (4) mortgages in favor of Juniata Valley Bank as follows, the first in the original principal amount of \$240,000.00, dated April 13, 2004 and recorded April 13, 2004, in Centre County Record Book 1675 at Page 689, the second in the original principal amount of \$198,750.00, dated September 28, 2004, and recorded October 4, 2004 in Centre

County Record Book 1746 at Page 1080, the third in the original principal amount of \$513,600.00, dated January 3, 2005 and recorded January 12, 2005 in Centre County Record Book 1780 at Page 612 and the fourth in the original principal amount of \$453,600.00 dated July 12, 2005 and recorded July 13, 2005 in Centre County Record Book 1847 at Page 113; and one (1) mortgage in favor of Grandview Development Group, L.P. in the original principal amount of \$95,500.00, dated April 13, 2004 and recorded April 13, 2004, in Centre County Record Book 1675 at Page 696. The Declarant is required by law to release the liens on any Condominium Unit to be conveyed. Each Condominium Unit will be conveyed to a purchaser free of any liens other than those placed by the purchaser. At present, there are no other judgments or liens against the property.

2. Easements and Right-of-ways. The condominium is subject to easements and right-of-ways as shown on the Condominium Plan.

F. TERMS OF THE OFFERING.

The Declarant has established sale prices for the Units. Purchasers must execute an agreement of sale acceptable to Declarant in a form similar to that utilized by the Pennsylvania Association of Realtors. The Declarant is not offering any financing. Purchasers are responsible for their own financing to purchase a Unit. A deposit made by a buyer for the purchase of a Unit from the Declarant shall be placed in escrow, held in Pennsylvania in an account designated solely for that purpose until (a) it is delivered to the Declarant at the closing, (b) it is delivered to the Declarant because of Buyer's default under the contract to purchase the Unit; or (c) it is refunded to the Buyer.

G. WARRANTIES.

Each Unit Owner will receive the statutory warranty against structural defects in components installed by the Declarant and work done or improvements made by the Declarant,

covering his Unit for one year from the date of settlement, and such a warranty will also be given to the Association covering the Common Elements for one year from the date the first Unit was conveyed or from completion of the particular common element, whichever is later. NO OTHER WARRANTIES ARE GIVEN. NO ACTION TO ENFORCE THE WARRANTIES MAY BE COMMENCED LATER THAN SIX YEARS AFTER THE WARRANTY BEGINS.

H. INSURANCE.

The Executive Board will obtain master insurance policies to protect the Association and, to a certain limited extent, the Unit Owners as individuals. A description of the insurance coverage for the Association is provided in Exhibit "B" attached hereto and made a part hereof.

The board may obtain such other forms of insurance as the board may choose including board members' and officers' liability insurance and such worker's compensation insurance as may be necessary to comply with applicable laws. Any or all of the insurance described in this section may be obtained by or through the Association.

The Declarant strongly recommends that each Unit Owner obtain insurance coverage on his personal property and liability exposure not covered by the Association policy. The Unit Owner should be aware, however, that there are certain restrictions and requirements in the Declaration regarding this type of additional insurance.

I. TAXES.

Real Property taxes are liened separately against individual Condominium Units and each Unit Owner will be responsible for payment of the taxes on his own Unit. The assessed value of the Condominium Units is presently unknown since the tax assessor cannot assess separate Units until the Declaration is recorded. Estimates of the monthly real estate taxes applicable to each Unit,

based upon the market value of the Unit, can be obtained from the Centre County Tax Assessment Office.

J. ZONING AND GOVERNMENT APPROVALS.

The Condominium property conforms to current zoning without reliance upon any variance or special exception. The Declarant has no knowledge of any currently outstanding notices of uncured violations of building, housing, health or fire codes or other governmental requirements. The Declarant has secured all necessary government approvals and permits for the construction of the condominium.

K. ENVIRONMENTAL MATTERS.

The Declarant has no knowledge of contamination affecting the condominium site by hazardous substances, hazardous wastes, or the like, or the existence of underground storage tanks for petroleum products or other hazardous substances.

WITNESS

Allegra J. Dupont

CDG PROPERTIES, LLC, Declarant

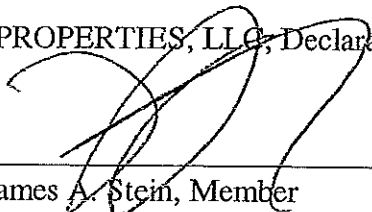
By: 
James A. Stein, Member

EXHIBIT "B"

INSURANCE COVERAGE

1. The property is covered by a special multi-peril insurance coverage package (condominium package policy). The coverage insures against all risks to the building. There is also liability coverage in the minimum amount of \$1,000,000 combined bodily injury liability and property damage liability.

2. The insuring company for all of the insurance above is currently scheduled to be Warren A. Gingrich Agency, Inc., 9 Logan Blvd., Altoona, PA, 16603.

3. The cost of the special multi-perils package is \$224.00 per unit per year.

4. A copy of the insurance coverage as contained in the insurance policy is obtainable from the Declarant.

EXHIBIT "A"

SKYVIEW TERRACE CONDOMINIUM ASSOCIATION

PROJECTED BUDGET FOR 2005 (January 1 - Decmeber 31)

ACCOUNTS

BUDGET AMOUNTS

INCOME

Condo Fees based on 24 units @ \$55.00 each	\$ 15,920.00
75.	
Total Income	\$ 15,920.00

EXPENSES

Insurance	\$ 2,800.00
Bank Fees	120.00
Prof. Fee Account	250.00
Snow Removal & Lawn Care	11,700.00
Taxes — (interest earnings)	250.00
Attorney Fees	200.00
General Maintenance (\$10.00/unit/year)	240.00
Reserve for replacement (\$15.00/unit/year)	360.00
Total Expenses	\$ 15,920.00

NET INCOME -0-

Any balance left over goes to the reserve for replacement in that year.

COPY

BYLAWS
OF
SKYVIEW TERRACE CONDOMINIUM ASSOCIATION

ARTICLE I

Section 1. The Association. The Association is hereby organized on the date hereof as SKYVIEW TERRACE CONDOMINIUM ASSOCIATION, a non-stock, non-profit incorporated condominium Unit Owners' Association pursuant to the Act. The Association shall have the responsibility of administering the condominium, establishing the means and methods of collecting assessments and charges, arranging for the management of the condominium and performing all of the other acts that may be required or permitted to be performed by the Association pursuant to the Act and the Declaration. The foregoing responsibilities shall be performed by the Executive Board or Managing Agent as more particularly set forth in these Bylaws.

Section 2. The Principal Office. The principal office of the corporation shall be the offices of the management organization or at such other place as may be subsequently designated by the Executive Board.

Section 3. Definition. All words used herein shall have the same definitions as attributed to them in the Declaration of Condominium of SKYVIEW TERRACE CONDOMINIUM, hereinafter referred to as "the Declaration." If any definition in the Declaration conflicts with a definition in the Pennsylvania Statutes, the definition in the Declaration shall prevail and govern the interpretation of this document.

ARTICLE II

MEMBERSHIP

The members shall consist of all the Unit Owners of the property in accordance with the respective percentages of the ownership of said Unit Owners in the Common Elements of the Property. Such respective percentages of ownership shall be determined in accordance with the provisions of the Declaration.

Such membership shall be personal to each Unit Owner. It shall terminate upon a sale, transfer, or other disposition of his or her ownership interest in the Property, accomplished in accordance with the provisions of the Declaration, and thereupon, the membership shall automatically transfer to and be vested in the new owner succeeding to such ownership interest. There shall be no other arrangement for acquiring, having or transferring of membership.

ARTICLE III

MEETINGS

Section 1. Regular Meetings. Meetings of the membership shall be at the Property or at such other place in Centre County, Pennsylvania, as may be determined by provisions herein and as specified in the Notice of Meeting.

Section 2. Annual Meetings. The first annual meeting of the Unit Owners shall be held on the 1st day of April each year, beginning in 2006, or in the event that day is a legal holiday, on the following day. At such annual meetings, there shall be elected by a ballot of the members, those members of the Executive Board then due to be elected in accordance with the provisions of

Article III of the Bylaws. The members shall also transact such other business as may concern the Association and/or the Property.

Section 3. Special Meetings. It shall be the duty of the President to call a Special Meeting of the members as directed by resolution of the Executive Board or upon a petition signed by Unit Owners representing the votes for sixteen Units. The notice of any Special Meeting shall state the time, place and purpose thereof. No business shall be transacted at a Special Meeting except as stated in the notice unless with the consent of a majority of the members present, either in person or by proxy.

Section 4. Notices. It shall be the duty of the Secretary to hand deliver, or mail by United States Mail, postage prepaid, a notice not less than ten (10) days nor more than sixty (60) days before each annual or Special Meeting, stating the purpose, the time and place thereof to each member of record, and addressed to him at his Unit if occupied, and if not, then addressed to him at such place as is known to be a currently good address for him.

Section 5. Quorum. The presence, either in person or by proxy, of twelve (12) or more Units shall be required for and shall constitute a quorum for the transaction of business at all meetings of members. A quorum present at the beginning of a meeting shall constitute a quorum for the whole meeting. If at any meeting of members a quorum shall not be in attendance, those members who are present may adjourn the meeting at a time not less than forty-eight (48) hours from the time at which the original meeting was called.

Section 6. Designation of Voting Member. If any Unit Owner consists of more than one (1) person, the voting right of each Unit Owner shall not be divided but shall be exercised

only as the Unit. In the event the Unit Owners cannot agree on their vote, the vote shall be lost and shall not be counted either for or against any motion on the floor. Declarant, as described in the Declaration, may exercise the voting rights with respect to all units titled in the Declarant. Each question presented at a meeting shall be determined by a majority vote of those present, unless by express provision of the Act or Bylaws, or the Declaration, a different vote is required.

Section 7. Vote by Entity. The vote of any corporate, partnership or trust member may be cast on its behalf by any officer, partner, or trustee of such member and any such member may appoint its officer, partner, trustee or beneficiary, or any other member as its proxy. An individual member may appoint only his or her spouse or another member as a proxy. Each proxy must be filed in writing with the Secretary prior to the commencement of a meeting or at the time that proxies are called for.

ARTICLE IV

EXECUTIVE BOARD

Section 1. The business, operation and affairs of the Property and of the collectivity of Unit Owners shall be managed on behalf of the Unit Owners by a board of three (3) natural individuals, who are each residents of Pennsylvania and who may, but need not, be Unit Owners, in compliance with and subject to the Act, the Declaration, and the Bylaws. Such Board is herein and in the Declaration called the "Executive Board."

Section 2. Powers and Duties. Subject to the limitations and restriction contained in the Act, the Declaration, and Bylaws, the Executive Board shall on behalf of the Unit Owners have all powers and duties necessary to administer and manage the business, operation and affairs of the

Property, and of collectivity of Unit Owners. Such powers and duties of the Executive Board include, by way of illustration but are not limited to, the following:

(a) The operation, maintenance, repair, improvement and replacement of the Common Elements and Limited Common Elements;

(b) The power to estimate and adopt an annual operating budget and to make assessments against the Units and to provide for the collection of same and from the Unit Owners according to their respective obligations;

(c) The promulgation, distribution, and enforcement of the rules, subject to the right of a majority of the Unit Owners to change any such rules;

(d) The power to engage and dismiss employees and to appoint and dismiss agents necessary for the management of Skyview Terrace Condominium Association;

(e) The power to enter into and perform under contracts and any amendments thereto or replacements thereof, deeds, leases and other written instruments or documents on behalf of the collectivity of Unit Owners and to authorize the execution and delivery thereof by its officers or assistant officers;

(f) The opening of bank accounts on behalf of the collectivity of Unit Owners and designate the signatures therefor;

(g) The obtaining of insurance pursuant to Article IX of the Declaration;

(h) To bring, prosecute, defend and settle litigation for and against itself, the collectivity of Unit Owners and the Property, and to pay any adverse judgment entered therein, provided that it shall make no settlement which results in a liability against the Association, the

collectivity of Unit Owners or the Property in excess of Five Hundred Dollars (\$500.00) without the prior approval of the majority of Unit Owners; and

- (i) To keep adequate books and records.

Section 3. First Members of the Executive Board. The first members of the Executive Board shall be C. Scott Johnson, James A. Stein, and Todd A. Stein. The Unit Owners shall then elect directors pursuant to Article VII, Section 3 of the Declaration. The first director elected, and all subsequent directors elected, will serve a three-year term.

Section 4. Subsequent Election and Term of Office. Subject to the provisions of the preceding Section, at the first annual meeting of Unit Owners and at each annual meeting thereafter, one (1) member of the Executive Board shall be elected to serve for a three-year term.

Section 5. Removal of Members of the Executive Board. At any regular or special meeting of Unit Owners, any one or more of the members of the Executive Board (other than members designated by Declarant under Section 3 of Article VII of the Declaration, who may be removed and replaced by Declarant at any time and from time to time), may be removed with or without cause by a majority of Unit Owners and successors may then or thereafter be elected by a majority of Unit Owners to fill any vacancies thus created. Any member of the Executive Board whose removal has been proposed by the Unit Owners shall be given an opportunity to be heard at the meeting.

Section 6. Vacancies. Vacancies in the Executive Board (other than vacancies in the term of the member to be designated by Declarant, which shall be filled by Declarant), caused by any reason other than the removal of a member thereof by a vote of the Unit Owners, including

without limitation by virtue of the expiration of Declarant's right to designate members of the Executive Board, shall be filled by a vote of a majority of the remaining members of the Executive Board, even though less than a quorum, promptly after the occurrence thereof, and each person so elected shall be a member of the Executive Board the remainder of the term so filled.

Section 7. Meetings of the Executive Board. Meetings of the Executive Board may be held, without call or notice, at such times and places as the Executive Board may from time to time determine.

Section 8. Quorum. A majority of the members in office shall constitute a quorum at any meeting of the Executive Board, and the act of a majority of the members at a meeting at which a quorum is present shall be the acts of the Executive Board. If less than a quorum is present at any meeting, a majority of those present may adjourn the meeting from time to time, and at any adjourned meeting at which a quorum is present any business may be transacted which could have been transacted at the meeting originally called, without further notice.

Section 9. No Compensation of Members of the Executive Board. No member of the Executive Board shall be compensated for acting as such.

Section 10. No non-resident owner shall be qualified or permitted to serve on the Executive Board except for those appointed by the Declarant. Non-resident shall mean a person or entity not actually residing in the Commonwealth of Pennsylvania.

Section 11. Delegations of Powers; Managing Agent. The Executive Board may employ for the condominium a "Managing Agent" at a compensation established by the Executive Board. The Managing Agent shall perform such duties and services as the Executive Board shall

authorize, including, but not limited to, all of the duties listed in the Act, the Declaration, and these Bylaws; provided, however, where a Managing Agent does not have the power to act under the Act, the Declaration, or these Bylaws, such duties shall be performed as advisory to the Executive Board. The Executive Board may delegate to the Managing Agent all of the powers granted to the Executive Board by the Act, the Declaration, and these Bylaws other than the following:

1. To adopt the annual budget, any amendment thereto or to assess any common expenses;
2. To adopt, repeal or amend rules and regulations;
3. To designate signatures on Association bank accounts;
4. To borrow money on behalf of the Association;
5. To acquire and mortgage units; and
6. To designate reserved Common Elements.

The term of any contract with a Managing Agent shall not exceed one (1) year.

ARTICLE V

OFFICERS

Section 1. Designation. The principal officers of the Association shall be the President, the Vice President, the Secretary, and the Treasurer, all of whom shall be elected by the Executive Board. The Executive Board may appoint an Assistant Treasurer, an Assistant Secretary and such other officers as in its judgment may be necessary. The President and Vice President shall be members of the Executive Board. Any other officers may, but need not, be Unit Owners or members of the Executive Board. The person elected as President shall only hold that position and no other. The persons holding the positions of Vice President, Treasurer, or Secretary may be separate individuals or one person may hold any two of the elected offices.

Section 2. Election of Officers. At the organizational meeting of the Executive Board, the following officers shall be elected for an annual term. Subject to the provisions hereinbefore set out, an organizational meeting of the Executive Board shall be called by the President and held within five (5) business days following each annual meeting of the Unit Owners, at such time and at such places as the newly elected members of the Executive Board shall determine, for the purpose of organization, and such other business as may be brought before the meeting, and no notice thereof shall be required.

Section 3. President. The President shall be the Chief Executive Officer of the Association and shall have the general charge and supervision over, and responsibility for, the business and affairs of the Association. Unless otherwise directed by the Executive Board, all other officers shall be subject to the authority and supervision of the President. The President may enter into and execute in the name of the Association, contracts or other instruments in the regular course of business or if not in the regular course of business those which are authorized, generally or specifically, by the Executive Board. He shall have the general powers and duties of management usually vested in the office of the President of a corporation.

Section 4. Vice President. The Vice President shall perform such duties and have such authority as from time to time may be delegated to him by the President, or by the Executive Board. In the event of the absence, death, inability, or refusal to act by the President, the Vice President shall perform the duties and be vested with the authority of the President.

Section 5. Secretary. The Secretary shall cause notices of all meetings to be served as prescribed by the Bylaws and shall keep or cause to be kept the minutes of all meetings of

the Unit Owners and the Executive Board. The Secretary shall perform such other duties and possess such other powers as are incident to that office or as are assigned by the President or the Executive Board.

Section 6. Treasurer. The Treasurer shall have the custody of the funds and securities of the Association and shall keep or cause to be kept regular books of account for the Association. The Treasurer shall perform such other duties and possess such other powers as are incident to that office or as shall be assigned by the President or the Executive Board. All checks representing payment on behalf of the Association shall be signed by two officers of the Association, as designated by the Executive Board, and the agreement with any bank shall at all times indicate such requirement. Any other bank accounts or financial assets of the Association shall be withdrawable only by the written execution by two officers of the Executive Board, as appointed by the Executive Board from time to time, and all such depository agreements or the like shall reflect such requirements.

ARTICLE VI

FISCAL MANAGEMENT

Section 1. Fiscal Year. The fiscal year of the Association shall begin on the first day of January of each year, except for the first fiscal year of the Association which shall begin at the date of the recording of the Declaration or at such other date as the Executive Board may decide.

Section 2. Books and Accounts. Books and accounts of the Association shall be kept by or under the direction of the Treasurer and in accordance with customary accounting principles and practices. Within a reasonable time after the close of each fiscal year, but not later than

March 1, the Executive Board shall furnish the Unit Owners with a reasonably detailed statement of the income and disbursements of the Association for such prior fiscal year.

Section 3. Annual Budget. With respect to each fiscal year and within ninety (90) days before the commencement thereof, the Executive Board shall cause an estimated annual budget to be prepared based on its estimation of the next ensuing annual expenses. The Executive Board shall make the budget available for inspection at the Association office and shall send to each Unit Owner a copy of the budget in a reasonably itemized form which sets forth the amount of the General Common Expenses, the Limited Expenses and any special assessment payable by each Unit Owner. Such budget shall constitute the basis for determining each Unit Owner's assessment for the Common Expenses and Limited Expenses of the Association and shall automatically take effect at the beginning of the fiscal year for which it is adopted.

Section 4. Budget Revisions. If at any time during the course of any fiscal year the Executive Board shall deem existing monthly assessments to be inadequate by reason of revision in its determination of needs, the Executive Board shall prepare a revised estimated annual budget for the balance of such fiscal year, and monthly assessments thereafter shall be determined and paid on the basis of such revision.

Section 5. Copies for Inspection. The Executive Board shall arrange to have available at all reasonable times for any Unit Owner copies of the budgets, copies of revised budgets and copies of reasonably detailed information as relates to same and any contemplated change in same.

Section 6. Funds of Association. All sums collected by the Executive Board with respect to assessments against the Unit Owners or from any other source may be commingled into a single fund. All books and records of the Association shall be kept in accordance with good and accepted accounting practices, and the same shall be audited at least once each year by an independent accountant retained by the Executive Board, with audited financial statements delivered to the Unit Owners.

Section 7. Collection of Assessments. The Executive Board or the Managing Agent, at the request of the Executive Board, shall take prompt action to collect any assessments for Common Expenses due from any Unit Owner which remain unpaid for more than thirty (30) days from the due date for payment thereof. Any assessment or installments thereof not paid within five (5) days after due shall accrue a late charge in the amount of five (5%) percent of the over-due assessment in addition to interest accruing at the rate of 12% per annum or such other rate as may be determined by the Executive Board from time to time.

ARTICLE VII

COMPLIANCE AND DEFAULT

Section 1. Relief. Each Unit Owner shall be governed by, and shall comply with, all of the terms of the Declaration, these Bylaws, the Rules and Regulations and the Act, as any of the same may be amended from time to time. In addition to the remedies provided in the Act and the Declaration, a default by a Unit Owner shall entitle the Association, acting through its Executive Board or through the Managing Agent, the following relief:

(a) Additional Liability. Each Unit Owner shall be liable for the expense of all maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or the act, neglect or carelessness of any members of his family or his employees, agents or licenses, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Executive Board. Such liability shall include any increase in casualty insurance rates occasioned by improper use, misuse, occupancy or abandonment of any unit or its appurtenances. Nothing contained herein, however, shall be construed as modifying any waiver by any insurance company of its rights of subrogation.

(b) Costs and Attorney's Fees. In any proceedings arising out of any alleged default by a Unit Owner, the prevailing party shall be entitled to recover the costs of such proceeding and such reasonable attorney's fees as may be determined by the Court.

(c) No Waiver of Rights. The failure of the Association, the Executive Board or of a Unit Owner to enforce any right, provision, covenant or condition which may be granted by the Declaration, these Bylaws, the Rules and Regulations or the Act shall not constitute a waiver of the right of the Association, the Executive Board or the Unit Owner to enforce such right, provision, covenant or condition in the future.

ARTICLE VIII

AMENDMENTS

Section 1. Amendments to Bylaws. These Bylaws may be amended or modified at any time, or from time to time, by the action or approval of the Unit Owners owning seventeen (17) out of twenty-four (24) Units.

Section 2. Amendments to Declaration. Any two Executive Board members of the Association may record amendments to the Declaration on behalf of the Association. All amendments to the Declaration must be approved as provided in the Declaration and the Act.

ARTICLE IX

MISCELLANEOUS

Section 1. Notices. All notices, demands, bills, statements or other communications under these Bylaws shall be in writing and shall be deemed to have been duly given upon delivery if delivered personally or two (2) business days after mailing by regular or certified mail and notices directed to the Association shall be directed to the Executive Board or the Managing Agent at such address designated by notice in writing to the Unit Owners pursuant to this section.

Section 2. Books and Records. Upon written request to the Secretary of the Association, Unit Owners, their authorized agents, posted mortgagees and servicers, insurers and guarantors of posted mortgagees shall have the right to inspect current copies of the Declaration, Bylaws, Rules and Regulations, books, records and financial statements of the condominium and the Association.

Section 3. Headings. The headings used in these Bylaws are used for administrative purposes only and do not constitute substantive matter to be considered in construing the terms of these Bylaws.

Section 4. Gender. Whenever the context shall so require, all words herein in the masculine gender shall be deemed to include the feminine or neuter gender, all singular words shall include the plural and all plural shall include the singular.

IN WITNESS WHEREOF, the Declarant by its Member has executed the
forgoing this 26th day of August, 2005.

WITNESS:

Allyson G. Lynch

CDG PROPERTIES, LLC, Declarant

By: 

James A. Stein, Member

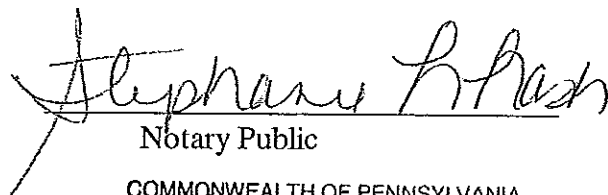
COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CENTRE)

SS:

On this, the 26th day of August, 2005, before me, the undersigned officer,
personally appeared JAMES A. STEIN, who acknowledged himself to be a Member of CDG
Properties, LLC, the foregoing limited liability company, and that he being authorized to do so
executed the foregoing instrument for the purposes therein contained.

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


Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Stephanie L. Lash, Notary Public

State College Boro, Centre County

My Commission Expires Mar. 28, 2009

Member, Pennsylvania Association of Notaries