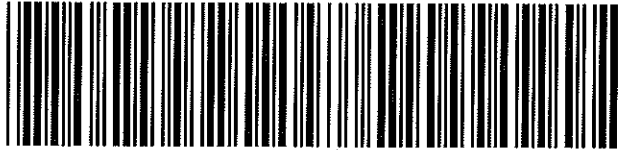


Recorder Of Deeds Header Page



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JOHN MURPHY  
APPLE LEAF ABSTRACTING  
30 WEST MIDDLE STREET  
GETTSBURG PA 17325



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**The Single Family Homes at The Village at Penn State,  
a Pennsylvania Sub-Planned Unit Development.**

CENTRE COUNTY RECORDER OF DEEDS

**1st Amendment and Conversion of  
Additional Convertible/ Withdrawable Real Estate known as  
Tradition Point, Sections 1B and 1C  
to the Declaration of the Sub-Planned Unit Development**

**WHEREAS**, by a Master Declaration of Planned Unit Development dated August 13, 2003 and recorded September 9, 2003 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book 1596 at Page 441 and Map Drawer Record Book 1596 at Page 441, **Pinnacle Development, L.L.C.** (hereinafter "Declarant") caused to be created, pursuant to Pennsylvania's Uniform Planned Community Act at 68 Pa. C.S.A Section 5101 et seq. (hereinafter "Act"), a Master Planned Unit Development known as The Village at Penn State Master Planned Unit Development; and

**WHEREAS**, by a Sub-Planned Unit Development Declaration dated August 13, 2003 and recorded September 9, 2003 in the Office of the Recorder of Deeds in and for Centre County at Record Book 1596 at Page 500 and in Map Drawer Record Book 1596 at Page 500, Declarant caused to be created, pursuant to the Act, a sub-planned unit development known as The Single Family Homes at The Village at Penn State; and

**WHEREAS**, pursuant to Sections 5211(a), 5219(a)(3)(i)(A, B) of the Act, Declarant has the exclusive authority to amend the Master and Sub-Planned Development Declarations to convert real estate into the Master Planned Unit Development or any Sub-Planned Unit Development now in effect of hereinafter created; and

**WHEREAS**, pursuant to an Amendment dated August 6, 2004 and recorded in the Office of the Recorder of Deeds in and for Centre County, Declarant has converted the area of land known as Phase II, "Tradition Point, Sections 1B and 1C" into The Single Family Homes at The Village at Penn State, a Sub-Planned Unit Development; and

**WHEREAS**, pursuant to Article I Section 1.5.2(H), Article 1 Section 1.3 and Article II Section 2.2 of the aforementioned Declaration of Sub-Planned Unit Development, Declarant desires to amend the Plats and Plans to accommodate the conversion of twenty-six (26) Units to be known as Phase II, "Tradition Point, Section 1B", and thirty-four (34) Units to be known as "Tradition Point, Section 1C".

**NOW THEREFORE**, Declarant declares as follows:

- I. That the area of land known as Phase II, "Tradition Point, Sections 1B and 1C" as set forth in Exhibit "A" attached hereto, is converted and will hereinafter become a part of The Single Family Homes at the Village at Penn State, a Sub-Planned Unit Development filed in Record Book 1596 at page 500.
- II. That the original Exhibit "B" to the Declaration for The Single Family Homes at The Village at Penn State Sub-Planned Unit Development Declaration filed in Record Book 1596 at Page 500 is amended to reflect the conversion of additional convertible/ withdrawable real estate as set forth in Exhibit "A" to this Amendment.
- III. That the original Exhibit "C" to the Declaration for The Single Family Homes at The Village at Penn State Sub-Planned Unit Development filed in Record Book 1596 at Page 500 is amended to reflect the conversion of additional convertible/ withdrawable real estate and the new listing of Units, their identifying numbers and their percentage interest, and Exhibit "C" attached to this Amendment replaces Exhibit "C" of the Declaration for The Single Family Homes at The Village at Penn State Sub-Planned Unit Development.
- IV. That the original Exhibit "D" to the Declaration for The Single Family Homes at The Village at Penn State Sub-Planned Unit Development filed in Record Book 1596 at Page 500 is amended, and a new Declaration Plat attached hereto as Exhibit "D", is substituted in its place.
- V. All other terms and conditions of the Declaration for The Single Family Homes at the Village at Penn State Sub-Planned Development as filed in Record Book 1596 at Page 500 are reaffirmed by this Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, Pinnacle Development, L.L.C., has caused the document to be executed this 6th day of August, 2004.

Witness:

Sandra M Beck

Pinnacle Development, L.L.C.

By: Robert E Poole

Commonwealth of Pennsylvania :

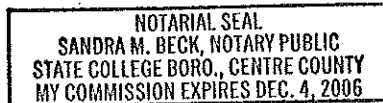
County of Centre :

ss

On this the 6th day of August, 2004, before me, the undersigned officer, personally appeared Robert E Poole, who acknowledged himself/herself to be the Managing Partner of Pinnacle Development, L.L.C., and he/she as such Robert E Poole, being authorized to do so, executed the forgoing instrument for the purposes therein contained by signing the name of the Company by himself/herself as Managing Partner.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

Sandra M Beck  
Notary Public



My Commission Expires: Dec 4, 2006

**Exhibit "A"****Legal Description of Convertible/ Withdrawable Real Estate Converted by this Amendment and Known as Phase II: "Tradition Point, Sections 1B and 1C."****Tradition Point, Section 1B**

All that certain tract of land situated in **Patton Township, Centre County, PA**, being Phase 2, Section 1B Residential, as shown on a Plan entitled, "The Village @ Penn State, Amended Declaration Plat, Phase Two, Section 1B" dated July 20, 2004 by PennTerra Engineering, Inc., State College, PA, being bounded and described as follows:

BEGINNING at an iron pin, lying in a westerly line of Tradition Drive (50' R/W) and being an easterly corner of Lot No. 102-R; thence along said lot N46°53'14"W, 95.00 feet to an iron pin, being a northerly corner of said lot and lying in a southerly line of Lot No. 101, Tract Residue; thence along Lot No. 101 the following 8 bearings and distances: N43°06'46"E, 204.24 feet to an iron pin; thence N51°13'16"E, 69.40 feet to an iron pin; thence N62°26'30"E, 69.48 feet to an iron pin; thence N79°35'37"E, 178.64 feet to an iron pin; thence S67°54'58"E, 113.22 feet to an iron pin; thence S54°08'01"E, 73.87 feet to an iron pin; thence S44°50'09"E, 234.12 feet to an iron pin; thence S08°30'02"W, 53.74 feet to an iron pin, lying in a westerly line of said lot and being a northerly corner of Lot No. 171; thence along Lot No. 171, Lot No. 170 and along Tradition Drive (50' R/W) S82°06'28"W, 196.24 feet to an iron pin, lying in a westerly line of said R/W and in an easterly line of Lot No. 169; thence along Lot No. 169 along a curve to the left, having a chord bearing of N08°22'33"W, a chord distance of 19.16 feet, a radius of 1135.00 feet and an arc length of 19.16 feet to an iron pin; thence continuing along said lot along a curve to the left, having a chord bearing of N15°03'12"W, a chord distance of 39.92 feet, a radius of 185.00 feet and an arc length of 40.00 feet to an iron pin; thence continuing along said lot S59°29'45"W, 64.86 feet to an iron pin, being a westerly corner of said lot and a northerly corner of Lot No. 168; thence along Lot No. 168 S90°00'00"W, 50.50 feet to an iron pin, being a northerly corner of said lot and an easterly corner of Lot No. 167; thence along Lot No. 167 and Lot No. 166 N72°41'49"W, 95.66 feet to an iron pin; thence continuing along Lot No. 166 and along Honors Lane (50' R/W) S15°11'34"W, 163.41 feet to an iron pin, lying in a southerly line of Honors Lane and in a northerly line of Lot No. 138; thence along Lot No. 138 along a curve to the right, having a chord bearing of N72°16'36"W, a chord distance of 32.23 feet, a radius of 365.00 feet and an arc length of 32.24 feet to an iron pin; thence continuing along said lot S20°15'14"W, 99.08 feet to an iron pin, being a westerly corner of said lot and lying in a northerly line of Lot No. 107; thence along Lot No. 107 N78°36'20"W, 22.74 feet to an iron pin, being a northerly corner of said lot and an easterly corner of Lot No. 106; thence along Lot No. 106 and Lot No. 105 N66°20'42"W, 103.21 feet to an iron pin; thence continuing along Lot No. 105 S24°28'39"W, 41.81 feet to an iron pin, lying in a westerly line of said lot and being an easterly corner of Lot No. 104; thence along Lot No. 104 and traversing through the Tradition Drive R/W N62°06'00"W, 144.78 feet to an iron pin, lying in a westerly line of said R/W and in an easterly line of Lot No. 102, Common/Community Center; thence along Lot No. 102-R along a curve to the right, having a chord bearing of N35°30'23"E, a chord distance of 125.75 feet, a radius of 475.00 feet and an arc length of 126.12 feet to an iron pin; thence continuing along Lot No. 102-R N43°06'46"E, 27.25 feet to an iron pin, being the place of BEGINNING, containing 4.937 acres.

**Tradition Point, Section 1C**

All that certain tract of land situated in **Patton Township, Centre County, PA**, being Section 1C Residential Perimeter, as shown on a Plan entitled, "The Village @ Penn State, Amended Declaration Plat, Phase Two, Section 1C" dated July 20, 2004 by PennTerra Engineering, Inc., State College, PA, being bounded and described as follows:

BEGINNING at an iron pin, lying in a northerly line of Lot No. 138 and lying in a southerly R/W line of Honors Lane (50'R/W); thence traversing through said R/W and along Lot No. 166, N15°11'34"E, 163.41 feet to an iron pin, being a northerly corner of said lot and lying in a southerly line of Lot No. 162; thence along said lot and along lot No.'s 161, 160 and 159, S72°41'47"E, 95.66 feet to an iron pin; thence continuing along Lot No. 159, N90°00'00"E, 50.50 feet to an iron pin; thence continuing along said lot, N59°29'45"E, 64.86 feet to an iron pin, being an easterly corner of said lot and lying in a westerly R/W line of Tradition Drive (50'R/W); thence along said R/W, along a curve to the right, having a chord bearing of S15°03'12"E, a chord distance of 39.92 feet, a radius of 185.00 feet and an arc length of 40.00 feet to an iron pin; thence continuing along said R/W along a curve to the right, having a chord bearing of S08°22'33"E, a chord distance of 19.16 feet, a radius of 1135.00 and an arc length of 19.16 feet to a point; thence traversing through said R/W and along Lot No. 158, N82°06'28"E, 196.24 feet to an iron pin, being an easterly corner of said lot and lying in a westerly line of a 20' utility and access easement; thence along said easement, S08°30'02"W, 114.15 feet to an iron pin; thence along a curve to the right, having a chord bearing of S80°29'31"E, a chord distance of 20.00 feet, a radius of 1467.00 feet and an arc length of 20.00 feet to an iron pin; thence N08°30'02"E, 105.56 feet to an iron pin; thence S76°50'24"E, 176.18 feet to an iron pin; thence S71°34'53"E, 316.91 feet to an iron pin; thence S51°24'46"E, 205.49 feet to an iron pin; thence S38°36'20"W, 226.29 feet to an iron pin; thence S86°05'10"W, 111.12 feet to an iron pin; thence along a curve to the right, having a chord bearing of S25°17'36"W, a chord distance of 8.72 feet, a radius of 200.00 feet and an arc length of 8.72 feet to an iron pin; thence S26°32'34"W, 40.58 feet to an iron pin, lying in a westerly line of Lot No. 101 and lying in a northerly line of Presidents Drive (50' R/W, 28' paved cartway); thence along said R/W along a curve to the left, having a chord bearing of N60°24'01"W, a chord distance of 50.07 feet, a radius of 1225.00 feet and an arc length of 50.07 feet to an iron pin, lying in a northerly line of said R/W and being a southerly corner of Lot No. 122 of Section 1A; thence along Lot No. 122 N26°32'34"E, 37.91 feet to an iron pin; thence continuing along said lot along a curve to the left, having a chord bearing of N13°30'09"E, a chord distance of 67.69 feet, a radius of 150.00 feet and an arc length of 68.28 feet to an iron pin; thence S86°48'21"W, 119.82 feet to an iron pin, being a northwesterly corner of said lot and lying in an easterly line of Lot No. 121 of Section 1A; thence along Lot No. 121 N19°36'23"E, 51.19 feet to an iron pin; thence continuing along said lot and along Lot No. 120 N70°07'13"W, 118.83 feet to an iron pin, being a northerly corner of Lot No. 120 and a northeasterly corner of Lot No. 119; thence along Lot No. 119 and Lot No. 118 N74°39'53"W, 108.93 feet to an iron pin, being a northerly corner of Lot No. 118 and a northeasterly corner of Lot No. 117; thence along Lot Nos. 117, 116 and 115 N79°23'19"W, 108.93 feet to an iron pin, lying in a northerly line of Lot No. 115; thence continuing along Lot No. 115 and along Lot No. 114 N84°07'16"W, 109.32 feet to an iron pin, being a northwesterly corner of Lot No. 114 and lying in an easterly line of a walkway area; thence along said walkway area N03°17'29"E, 95.50 feet to an iron pin; thence continuing along said walkway area along

a curve to the left, having a chord bearing of N86°42'31"W, a chord distance of 10.00 feet, a radius of 1417.00 feet and an arc length of 10.00 feet to an iron pin; thence continuing along said walkway area S03°17'29"W, 95.50 feet to an iron pin, lying in a westerly line of said walkway area and being a northeasterly corner of Lot No. 113 of Section 1A; thence along Lot Nos. 113 and 112 N89°14'44"W, 106.52 feet to an iron pin, being a northwesterly corner of Lot No. 112 and a northeasterly corner of Lot No. 111; thence along Lot No. 111 and Lot No. 110 S90°00'00"W, 101.00 feet to an iron pin, being a northwesterly corner of Lot No. 110 and a northeasterly corner of Lot No. 109; thence along Lot Nos. 109, 108 and 107 N78°36'20"W, 129.67 feet to an iron pin, lying in a northerly line of Lot No. 107 and being a southerly corner of Lot No. 139; thence along said lot, N20°15'14"E, 99.08 feet to an iron pin, being a northerly corner of said lot and lying in a southerly R/W line of Honors Lane (50'R/W); thence along said R/W, along a curve to the left, having a chord bearing of S72°16'36"E, a chord distance of 32.23 feet, a radius of 365.00 feet and an arc length of 32.24 feet to an iron pin, being the place of BEGINNING, containing 6.353 acres.

**EXHIBIT "C"**  
**Revised Unit Identifying Numbers and Percentage Interests**  
**for The Single Family Homes at The Village at Penn State Phase II: Tradition Point**

Unit Number	Percentage Interest
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**Section 1A**

104	1.27%
105	1.27%
106	1.27%
107	1.27%
108	1.27%
109	1.27%
110	1.27%
111	1.27%
112	1.27%
113	1.27%
114	1.27%
115	1.27%
116	1.27%
117	1.27%
118	1.27%
119	1.27%
120	1.27%
121	1.27%
122	1.27%

**Section 1B**

139	1.27%
140	1.27%
141	1.27%
142	1.27%
144	1.27%
145	1.27%
146	1.27%
147	1.27%
148	1.27%
149	1.27%
150	1.27%
151	1.27%
152	1.27%
153	1.27%
154	1.27%
155	1.27%



156	1.27%
157	1.27%
158	1.27%
159	1.27%
160	1.27%
161	1.27%
162	1.27%
163	1.27%
164	1.27%
165	1.27%

**Section 1C**

123	1.27%
124	1.27%
125	1.27%
126	1.27%
127	1.27%
128	1.27%
129	1.27%
130	1.27%
131	1.27%
132	1.27%
133	1.27%
134	1.27%
135	1.27%
136	1.27%
137	1.27%
138	1.27%

166	1.27%
167	1.27%
168	1.27%
169	1.27%
170	1.27%
171	1.27%
172	1.27%
173	1.27%
174	1.27%
175	1.27%
176	1.27%
177	1.27%
178	1.27%
179	1.27%

180	1.27%
181	1.27%
182	1.27%
183	1.27%

Total # Units	Total Percentage
79	100.00%

**Exhibit "D"**  
**Amended Declaration Plat for The Single Family Homes at**  
**The Village at Penn State to include Phase II: "Tradition Point, Sections 1B & 1C"**

Recorded on this 23<sup>rd</sup> day of ~~September~~ 2004 in the Office of the Recorder of Deeds in  
and for Centre County in Map Drawer filed to Record Book 1742 at Page 589.