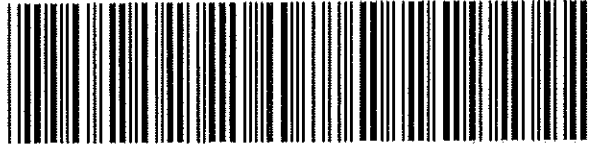


Centre County  
Recorder Of Deeds

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



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R02136/0701      61 pages

Instrument # 692

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R 02136-0701 Nov 15, 2013  
AARON VILLAGE TOWNHOUSE ASSOC  
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FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR  
AARON VILLAGE TOWNHOUSE ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS that on this 1<sup>st</sup> day of July 2013, the Unit Owners of the Aaron Village Townhouse Association ("Association"), have entered into the following First Amendment to the Declaration of Condominium for Aaron Village Townhouse Association ("First Amendment") as follows:

**RECITALS**

WHEREAS, pursuant to a certain Declaration of Condominium dated September 1, 1981 ("Declaration"), executed by Declarant and recorded in the office of the Recorder of Deeds for Centre County in Miscellaneous Book 160, page 379, Declarant submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101, et seq., (hereinafter referred to as the "Act"); certain real estate described in the Declaration and created a condominium known as Aaron Village Townhouse Association, a Condominium; and

WHEREAS, the period of Declarant control under the Act and Declaration has expired, and the Association now controls the Condominium; and

WHEREAS, the Declarant provided that the Declaration may be amended "by the vote of seventy-five (75%) percent of the unit owners and only after giving the mortgagees thirty (30) days previous notice of the amendment." Declaration, Article XIV, Section 1.

*in State College PA Ferguson Trwp.*

WHEREAS, the Association now desires to amend the Declaration as set forth below and directs that an original of this First Amendment be recorded and indexed against the Declaration and each unit ; and

WHEREAS, the Unit Owners representing seventy-five (75%) percent of the ownership interests have joined in this amendment signifying their approval of the same and notice has been given to mortgagees as required by the Declaration.

NOW, THEREFORE, pursuant to the Declaration and the Act, the Association, with the assent of at least seventy-five (75%) percent of the current unit owners, hereby amends the respective provisions of the Declaration as follows:

1. Article I – Definitions. Section 6. "Executive Board".

The definition of the "Executive Board" is amended in its entirety to read as follows: "Executive Board" as provided by the Act, means a group of natural individuals of the number stated in the By-Laws who are residents of Pennsylvania and the Aaron Village, and who shall manage the business, operations and affairs of the property on behalf of the Unit Owners and in compliance with the Act.

2. Article I - Definitions. Section 8. "Declaration Plan".

The definition of "Declaration Plan" is amended in its entirety as follows: "Declaration Plan" means a professionally prepared plan of the property under section 3210 of the Act. Said plan has been recorded in the Centre County Office of the Recorder of Deeds at Centre County Plat Book 23, page 68. A copy of the plan is available for inspection at the office of the Association or at the office of the Centre County Recorder of Deeds.

3. Article IV, Section 2, "Residential Use".

The section titled "Residential Use" is amended in its entirety so as to read as follows:

Residential Use. Each unit is hereby restricted to residential use by the unit owner, his immediate family, guests and invitees, or the residential use by the lessee of the unit owner and the

lessees' immediate family, guests and invitees. Each of the units in the condominium shall be used independent of the other units, and shall be used only as a residence and for the purposes incidental to residential uses.

Leasing. A unit may be rented for residential purposes by the owner thereof under a lease for a term of not less than one year, provided that the rental of the unit shall be pursuant to a written lease, registered with the Association or an agent designated by the Executive Board prior to the beginning of the lease term, and that the written lease restricts subletting by the tenant and provides that the tenant shall be bound to and shall comply with all of the provisions and obligations of the Declaration, By-Laws, and Rules and Regulations of the Association and any amendments thereto. The Association or agent designated by the Executive Board shall maintain all records for nonowner occupied units and maintain copies of the leases, permits, and specific listing of the names and contact information for the owners and tenants of each unit. All owners must have a valid rental permit on file with the Association. Any unit which is under lease for less than a year on the date of this Amendment to the Declaration shall be exempted until that lease expires at which time a one (1) year lease must be executed.

Undergraduate Students. Notwithstanding the foregoing provisions of this Declaration regarding leasing, no unit or part of any unit may be leased to undergraduate students (defined as any individual under the age of 25 who is enrolled in any college, university, technical or professional school) with an exception for any child or grandchild of a record owner provided that no persons unrelated to the record owner reside in the unit. Provided that the Association shall have a copy of the lease and information regarding the tenants, this rule shall not apply to any unit or part of any unit which is under lease on the date of this amendment to an undergraduate student or students, such units being exempt from the proscription of undergraduate students until such leases expire and no amendments or extensions to the same shall void this requirement. At that time the unit rental leases revert to the non

undergraduate lease requirements herein. This rule shall not prohibit the use of the unit as a residence by an undergraduate student who at the time is a record owner of the unit.

4. Article IV, Section 4, "Leasing". This section is omitted in its entirety.

5. Article VIII, Section 3, "Executive Board Members and Officers."

Article VIII, Section 3 is amended in its entirety to read as follows: The Association shall elect an Executive Board who may act in all instances on behalf of the Association. The Executive Board shall have five members who are unit owners and residents of Aaron Village and who shall be elected by a majority vote of the Association membership for such term and in such manner as set forth in the By-Laws.

6. Article XII, Reservation of Rights. This section is omitted in its entirety.

7. Article XIV, Section 1, "Amendment."

Article XIV, Section 1 is amended in its entirety to read as follows: This Declaration may be amended, subject to the restrictions of the Act, by the vote of two-thirds (2/3) of the unit owners and only after giving the mortgagees thirty (30) days previous notice of the amendment, provided that such mortgagees and/or owners of the respective units have provided contact information to the Association or its agent as designated by the Executive Board. No amendment shall be effective until properly recorded of record in the Centre County Recorder of Deeds Office.

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

IN WITNESS, WHEREOF, the said Aaron Village Townhouse Association has caused its name to be signed to these presents by its duly authorized officer on this 6<sup>th</sup> day of November, 2013.

Attest: Witness

Elizabeth Noyes  
Secretary

AARON VILLAGE TOWNHOUSE ASSOCIATION

By: Dean R. Blythe

Name: Dean R. Blythe

Title: Vice-President

COMMONWEALTH OF PENNSYLVANIA )

SS:

COUNTY OF CENTRE )

On this 6<sup>th</sup> day of November, 2013, before me, the subscriber, a Notary Public, personally appeared Dean R. Blythe Vice-President of the said Aaron Village Townhouse Association, who being duly sworn according to law, acknowledge himself to be an authorized officer of the said corporation, and that he, as such officer, being authorized to do so, executed and acknowledge the foregoing instrument for the purpose therein contained.

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

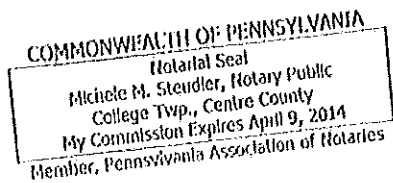
My Commission Expires

Michele M. Steudler  
Notary Public

#### CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantor herein is as follows:

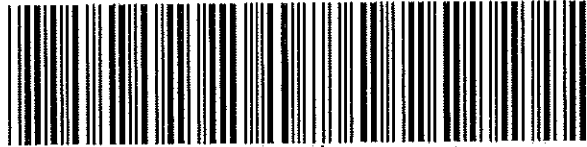
3003 Allen Street, Suite 300  
State College, PA 16803



Elizabeth Noyes  
Attorney or Agent for Grantor

Centre County  
Recorder Of Deeds

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



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R 02136-0701 Nov 15, 2013  
AARON VILLAGE TOWNHOUSE ASSOC  
AARON VILLAGE TOWNHOUSE ASSOC  
11-15-2013  
15:15:01  
ATTEN 61 pgs  
RECORDER OF DEEDS

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162.00  
BCCZ

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AARON VILLAGE TOWNHOUSE ASSOCIATION

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*in State College PA Ferguson Trwp.*



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IN WITNESS, WHEREOF, the said Aaron Village Townhouse Association has caused its name to be signed to these presents by its duly authorized officer on this 6<sup>th</sup> day of November, 2013.

Attest: Witness

Elizabeth Noyes  
Secretary

AARON VILLAGE TOWNHOUSE ASSOCIATION

By: Dean R. Blythe

Name: Dean R. Blythe

Title: Vice-President

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF CENTRE )

SS:

On this 6<sup>th</sup> day of November, 2013, before me, the subscriber, a Notary Public, personally appeared Dean R. Blythe Vice-President of the said Aaron Village Townhouse Association, who being duly sworn according to law, acknowledge himself to be an authorized officer of the said corporation, and that he, as such officer, being authorized to do so, executed and acknowledge the foregoing instrument for the purpose therein contained.

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

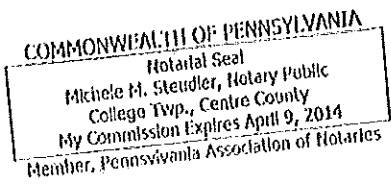
My Commission Expires

Michele M. Steudler  
Notary Public

#### CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantor herein is as follows:

300 S. Allen Street, Suite 300  
State College, PA 16803



Elizabeth Noyes  
Attorney or Agent for Grantor