



R 02199-0086 May 19, 2017
REMINGTON RIDGE HOME OWNERS ASSOC IN
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05-19-2017
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AMEN 5 pgs *Joseph L. Vining*
RECORDER OF DEEDS

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR REGULATION OF COMMON AREAS AND OPEN SPACE OF
REMINGTON RIDGE, A PLANNED COMMUNITY**

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Patton Township, Centre County, Pennsylvania

**Pursuant to the provisions of the Pennsylvania Planned Communities Act, 68 Pa.C.S.
Section 5101, et seq., as amended.**

**AMENDMENT TO THE DECLARATION OF COVENANTS , CONDITIONS AND
RESTRICTINS FOR REGULATION OF COMMON AREAS AND OPEN SPACE OF
REMINGTON RIDGE, a planned community**

This amendment is made this 28th day of September, 2016,
to the Declaration of Covenants, Conditions and Restrictions for Regulation of Common Areas
and Open Space of Remington Ridge, a planned community, by the Remington Ridge
Homeowners Association, Inc. (hereinafter "Association").

WITNESSETH

WHEREAS, pursuant to that certain Declaration of Planned Community, entitled
"Declaration of Covenants, Conditions and Restrictions for Regulation of Common Areas and
Open Space of Remington Ridge, a planned community", dated October 11, 1990, executed by
Declarant Eagle Equities, a Pennsylvania general partnership, and recorded in the Office of the
Recorder of Deeds for Centre County, in Centre County Record Book 546, page 350, Declarant
submitted to the provisions of the Pennsylvania Uniform Planned Communities Act, 68 Pa. C.S.
Section 5101, et seq., as amended (hereinafter referred to as the "Act"), certain real estate
described in the Declaration as located in Patton Township, Centre County, and known as
"Remington Ridge, a Planned Community"; and

WHEREAS, the Association now desires to amend the Declaration of Planned
Community with the respect to the ability of unit owners to lease their units; and

WHEREAS, on May 11, 2016, notice of the proposed amendment was sent to all unit owners, and the said amendment was approved by ninety percent (90%) of the owners of units in Remington Ridge; and

WHEREAS, the Board of Directors, upon the receipt of the vote of the unit owners, passed a motion to amend the Declaration of Planned Community in accordance with the provisions of the Declaration and the Act; and

WHEREAS, on August 8, 2016, a letter along with the proposed amendment was sent to the holders of all mortgages that encumber the units in Remington Ridge, enclosing the language of the proposed amendment, and directing them to either signify their consent or objection to the proposed amendment within 45 days, and more than 50% of such mortgage holders signified their consent, either expressly or by implication.

NOW, THEREFORE, pursuant to the Declaration and the Act, the Association, with the assent of at least 90% of the current unit owners, and with the approval of the Board, hereby amends the Declaration as follows:

1. Effective the 28th day of September, 2016, Article II of the Declaration shall be amended to include a Section 3, to read as follows:

Section 3. Leasing. A unit may be rented for residential purposes by the owner thereof under a lease for a term of not less than 1 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, including any amendments thereto. The Association or agent designated by the Executive Board shall maintain all records

for non-owner occupied units and maintain copies of the leases, permits, and specific listings 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.

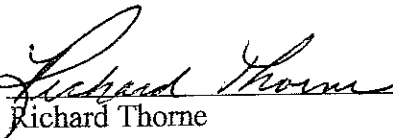
B. Undergraduate Students. Notwithstanding the foregoing provisions of this Declaration regarding leasing, no unit or part of any unit may be leased to undergraduate students (defined as any individual under the age of 25 who is enrolled in any college, university, technical, or professional school) 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. 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.

C. Special Circumstances. In the event that special circumstances arise relating to cases of extreme need, an owner of record may petition the Executive Board for a decision regarding an exception to the above restrictions. The decision of the Executive Board regarding the grant or denial of such requested exception, shall be made in the Board's discretion and shall be final.

2. 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 shall be interpreted in accordance with the Declaration.

IN WITNESS WHEREOF, the said Remington Ridge Homeowners Association, Inc. caused its name to be signed to these presents by its president of the Executive Board on this 28th day of September, 2016.

REMINGTON RIDGE HOMEOWNERS ASSOCIATION

By 
Richard Thorne
President

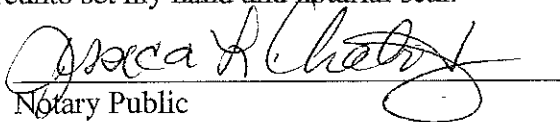
COMMONWEALTH OF PENNSYLVANIA}

} SS:

COUNTY OF CENTRE }

On this 29th day of September, 2016, before me, a notary public, the undersigned officer, personally appeared Richard Thorne who acknowledged himself to be the President of the Executive Board of the Remington Ridge Homeowners Association, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name thereon.

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


Notary Public

