

FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE
COVENANTS, RESERVATIONS AND EASEMENTS FOR THE
SAYBROOK SUBDIVISION, FERGUSON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA -
S&A CUSTOM BUILT HOMES, INC., ROBERT E. POOLE, DON E. HAUBERT,
THOMAS F. SONGER t/d/b/a WPSH ASSOCIATES, DEVELOPER

Pursuant to Article VII, Section I of the Master Declaration of Protective Covenants for Saybrook dated June 16, 1994 as recorded in Centre County on June 21, 1994 in Record Book 764, Page 742, the following amendments are made to the Declaration of Restrictive Covenants, Reservations and Easements for Saybrook, dated June 16, 1994, as recorded in Centre County on June 21, 1994 in Record Book 764, Page 754:

1. Item 3 is hereby amended to read as follows:

No mobile home, shack, or other temporary structure shall be kept, maintained or allowed on the premises except children's tents; nor shall any motor homes, campers, boats, or recreational vehicles be kept or stored on the premises except in a garage. In the event a motor home, camper, boat or recreational vehicle is kept or stored in a garage, then the garage door shall be kept closed at all times except as may be required for the entry or exit of such item(s). No unregistered motor vehicle may remain on a lot unless said motor vehicle is garaged. Storage buildings of any kind will not be permitted in the development, during the Declarant Control Period. Following the Declarant Control Period, a required affirmative vote of 67% of the Unit Owners is required to allow storage buildings within the development and must comply with specific guidelines, which may be established by the Association, Developer or Architectural Review Committee.

Fences may be permitted in the development; however, they must comply with specific guidelines, which may be established by the Association, Developer or Architectural Review Committee. All fence requests must be submitted, as a formal written request for approval, submitted to the Architectural Review Committee. Only upon receipt of all approvals from the Architectural Review Committee and obtaining of building and zoning permits, signifying compliance with Township Ordinances and approval from Ferguson Township, may the installation or construction of a fence commence.

2. All other terms, provisions, covenants, reservations and conditions of the Declaration of Restrictive Covenants, Reservations and Easements for Saybrook, not modified by this Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer has adopted this Amendment this ____ day of _____, 2004.

WITNESS:

WPSH ASSOCIATES

S&A Custom Built Homes, Inc., Partner

By: _____
Robert E. Poole, CEO & President

By: _____
Robert E. Poole, Partner

By: _____
Don E. Haubert, Partner

By: _____
Thomas F. Songer, Partner

STATE OF PENNSYLVANIA

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COUNTY OF CENTRE

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On this, the ____ day of _____, 2004, before me, a Notary Public, the undersigned officer, personally appeared **ROBERT E. POOLE**, CEO & President of S&A Custom Built Homes, Inc., **DON E. HAUBERT** and **THOMAS F. SONGER**, partners, t/d/b/a WPSH ASSOCIATES, known to me (or satisfactorily

proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

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

Notary Public

My Commission Expires: