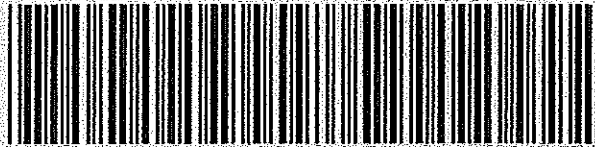


Centre County  
Recorder Of Deeds

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



R 0 2 2 1 4 / 0 8 9 3

R02214/0893      13 pages

Instrument # 1268

Header Page

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Return To:

HESS HOME BUILDERS INC  
15 MEADOW LANE  
LANCASTER PA 17601



R 02214-0893 Apr 27, 2018

AMBERLEIGH LP  
AMBERLEIGH LP

04-27-2018  
14:39:29

AMEN 13 pgs

*Joseph L. Viorio*  
RECORDER OF DEEDS

13-4  
38.60  
Hess Home

**AMENDMENT TO**  
**DECLARATION OF AMBERLEIGH**  
**A PLANNED COMMUNITY**

**April, 2018**

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

## ARTICLE OF AMENDMENT

WHEREAS, the original Declarant of Amberleigh was the owner of the real property submitted to the Declaration of Amberleigh, as that property is recorded in the Office of the Recorder of Deeds for Centre County, Pennsylvania in Record Book 1744, Page 864 (the "Property"); and

WHEREAS, the original Declarant submitted such Property to the easements, covenants and restrictions of the Declaration of Amberleigh, a Planned Community, by recording the same on February 17, 2006 in the Office of the Recorder of Deeds for Centre County, Pennsylvania and thereby created Amberleigh, a Planned Community in accordance with the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101 *et seq.* (the "Act"); and  
*Record Book 1925, Page 251*

WHEREAS, the original Declarant amended and restated the originally recorded Declaration during subsequent years; and

WHEREAS, control and decision making authority was transferred from the original Declarant to the Amberleigh Home Owners Association, a Pennsylvania non-profit corporation ("the Association") on November 11, 2013; and

WHEREAS, BWCP, LLC, a Delaware limited liability company, is the current owner in fee simple of the real property described in Exhibit 1, attached hereto, as evidenced by a Deed recorded in the Office of the Recorder of Deeds for Centre County, Pennsylvania on September 21, 2017, at Book # R02206, Page # 283 (the "Property");

NOW, THEREFORE, BWCP, LLC hereby submits the Property and subjects it to the terms and conditions of the Declaration of Amberleigh.

THEREFORE, the Association hereby amends the Declaration of Amberleigh to incorporate the attached plats and plans for land identified as Phase 3 on the original plats and plans, further defined by the legal description attached hereto as Exhibit 1.

THEREFORE, Exhibit 2 of the Declaration is hereby amended to include the plat and plans attached hereto as Exhibit 2.

THEREFORE, Exhibit 3 of the Declaration is hereby amended to add these additional Lots and adjust the resultant Shares of General Common Expense, as shown on the Amended Exhibit 3, attached hereto as Exhibit 3.

ALL OTHER terms and conditions of the Declaration of Amberleigh as amended and restated remain as stated and are hereby affirmed.

IN WITNESS WHEREOF, BWCP, LLC has caused its name to be signed hereto by its authorized officer on this 27<sup>th</sup> day of April, 2018.

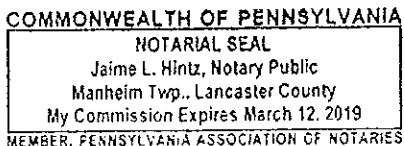
BWCP, LLC

By: [Signature]  
(Name) Randall L. Hess, Manager

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF LANCASTER :

On this, the 27<sup>th</sup> day of April, 2018, before me, a Notary Public, personally appeared Randall Hess, known to me (or satisfactorily proven) and who acknowledged him/herself to be the managing member of BWCP, LLC, and as such managing member, and being authorized so to do, signed the foregoing Declaration in the name of BWCP, LLC and acknowledged the foregoing to be its act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 27<sup>th</sup> day of April, 2018.



[Signature]  
Notary Public  
My Commission Expires: 3/2019

IN WITNESS WHEREOF, Amberleigh Home Owners Association has caused its name to be signed hereto by its authorized officer on this 27th day of April, 2018.

AMBERLEIGH HOME OWNERS ASSOCIATION

By: [Signature]  
(Name) Gregory R. Angle, President

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CENTRE :

On this, the 27 day of April, 2018, before me, a Notary Public, personally appeared Gregory R. Angle, known to me (or satisfactorily proven) and who acknowledged him/herself to be the president of Amberleigh Home Owners Association, and as such president, and being authorized so to do, signed the foregoing Declaration in the name of Amberleigh Home Owners Association and acknowledged the foregoing to be its act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 27 day of April, 2018.

[Signature]  
Notary Public

My Commission Expires: 02/23/2022

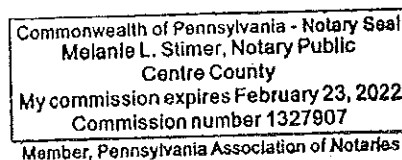


EXHIBIT 1

SUBMITTED REAL ESTATE

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**Exhibit "1-A"**  
**PROPERTY DESCRIPTION**

All that certain lot or tract of land situate in Spring Township, Centre County, Pennsylvania, as shown on a Lot Consolidation for Parts of Phase 1, Phase 2 and Phase 3 of the Amberleigh Residential Community, prepared by ELA Group, Inc., as recorded in Plat Book 82, Page 150 in the Office of the Recorder of Deeds and as more fully bounded and described as follows:

BEGINNING at a point being a No. 4 rebar found at the southeast corner of the herein described lot:

1. Thence, by the lands of now or formerly Centre County Industrial Development Corporation, South seventy-one degrees thirty-nine minutes twenty-eight seconds West, four-hundred eighty seven and forty-four hundredths feet (S 71°39'28" W - 487.44'), to a point.
2. Thence, by lands of now or formerly John C. and Barbara V. Simpson, Lot 196, North thirty-three degrees thirteen minutes fifty-two seconds West, thirty-three and forty-one hundredths feet (N 33°13'52" W - 33.41'), to a point.
3. Thence, by Lots 195 and 194, on a curve to the left having a interior angle of 14°42'47", a radius of 515.00', an arc length of 132.25', and the chord thereof being North forty-nine degrees twenty-four minutes forty-four seconds East, one-hundred thirty-one and eighty-eight hundredths feet (N 49°24'44" E - 131.88'), to a point.
4. Thence, by Lot 194, North forty-seven degrees fifty-six minutes thirty-nine seconds West, one-hundred ten and zero hundredths feet (N 47°56'39" W - 110.00'), to a point on the southerly right of way line of Amberleigh Lane.
5. Thence, by the southerly right of way line of Amberleigh Lane, on a curve to the left having a interior angle of 4°45'25", a radius of 405.00', an arc length of 33.63', and the chord thereof being North thirty-nine degrees forty minutes thirty-nine seconds East, thirty-three and sixty-two hundredths feet (N 39°40'39" E - 33.62'), to a point.
6. Continuing by right of way line of Amberleigh Lane and northerly right of way line of Farmington Lane, North forty-nine degrees fifty-two minutes fourteen seconds West, sixty-seven and forty-two hundredths feet (N 49°52'14" W - 67.42'), to a point.
7. Thence, by Lot 162 on a curve to the left having an interior angle of 96°05'46", a radius of 16.00', an arc length of 26.84', and the chord thereof being North eighty-

two degrees four minutes fifty-three seconds East, twenty-three and eighty hundredths feet (N 82°04'53" E - 23.80'), to a point on the northeast corner of Lot 163R.

8. Continuing by Lots 162 and 163R, on a curve to the left having a interior angle of 19°22'06", a radius of 355.00', an arc length of 120.00', and the chord thereof being North twenty-four degrees twenty minutes fifty-eight seconds East, one-hundred nineteen and forty-three hundredths feet (N 24°20'58" E - 119.43'), to a point on the southwest corner of Lot 163R.
9. Thence, by Lot 163R, North seventy-five degrees twenty minutes five seconds West, one-hundred seven and thirty-five hundredths feet (N 75°20'05" W - 107.35'), to a point.
10. Thence, by Lot 161R, North nineteen degrees two minutes ten seconds East, thirty-one and twenty-three hundredths feet (N 19°02'10" E - 31.23'), to a point.
11. Continuing by Lots 161R and 160, North two degrees forty-three minutes thirty-two seconds West, seventy-four and eighty-one hundredths feet (N 02°43'32" W - 74.81'), to a point.
12. Thence by Lots 160 through 156, North twenty-five degrees thirty-five minutes forty-four seconds West, two-hundred sixty-seven and eighty hundredths feet (N 25°35'44" W - 267.80'), to a point.
13. Continuing by Lot 156, South sixty-four degrees twenty-four minutes sixteen seconds West, one-hundred twenty-five and zero hundredths feet (S 64°24'16" W - 125.00'), to a point on the easterly right of way line of Farmington Lane.
14. Thence, by the easterly right of way line of Farmington Lane, North twenty-five degrees thirty-five minutes forty-four seconds West, forty and zero hundredths feet (N 25°35'44" W - 40.00'), to a point at the southwest corner of Lot 155.
15. Thence, by Lot 155, North sixty-four degrees twenty-four minutes sixteen seconds East, one-hundred twenty-five and zero hundredths feet (N 64°24'16" E - 125.00'), to a point.
16. Thence, by Lots 155 through 151, North twenty-five degrees thirty-five minutes forty-four seconds West, two-hundred ninety-four and three hundredths feet (N 25°35'44" W - 294.03'), to a No. 4 rebar.
17. Continuing by Lot 151, South sixty-two degrees forty-five minutes fifty-eight seconds West, one-hundred nine and fifty hundredths feet (S 62°45'58" W - 109.50'), to a point on the southerly right of way line of Barrington Lane.



18. Thence, by the right of way line of Barrington Lane, North twenty-seven degrees twenty-nine minutes thirty-seven seconds West, forty and zero hundredths feet (N 27°29'37" W - 40.00'), to a point at the southwest corner of Lot 234.
19. Thence, by Lots 234 and 235, North sixty-two degrees forty-five minutes fifty-eight seconds East, one-hundred fifteen and zero hundredths feet (N 62°45'58" E - 115.00'), to a point.
20. Continuing by Lot 235, North twenty-seven degrees fourteen minutes two seconds West, one-hundred twenty-five and zero hundredths feet (N 27°14'02" W - 125.00'), to a point on the common property line with now or formerly Paul A. and Audrey Hartle.
21. Thence, by lands of now or formerly Paul A. and Audrey Hartle, North sixty-two degrees forty-five minutes fifty-eight seconds East, two-hundred seventy-five and seventy-six hundredths feet (N 62°45'58" E - 275.76'), to a point.
22. Continuing, by lands of now or formerly Paul A. and Audrey Hartle and lands of now or formerly T & S Partnership, South twenty-seven degrees twenty-one minutes two seconds East, one-thousand three-hundred eleven and sixty-two hundredths feet (S 27°21'02" E - 1311.62'), to a No. 4 rebar and place of BEGINNING.

Containing 9.536 acres

BEING PART OF THE SAME PREMISES WHICH Larry E. Jodon and Vicki L. Jodon, husband and wife granted and conveyed unto Amberleigh, L.P. a Pennsylvania Limited Partnership, by Deed dated September 24, 2004 and recorded at the Centre County Recorder of Deeds Office in Record Book 1744 page 864 and SUBJECT TO access easements provided for Lots 162, 163R, 234 and 235.

EXHIBIT 2

PLAT

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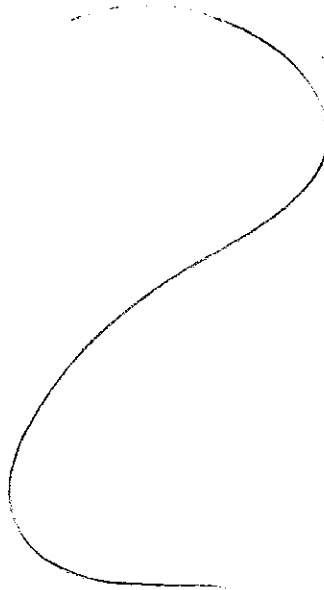








EXHIBIT 3  
UNIT IDENTIFYING NUMBERS, SHARE OF COMMON EXPENSES, VOTES IN ASSOCIATION

<u>UNIT NUMBERS</u>	<u>TYPE</u>	<u>SHARE OF GENERAL COMMON EXPENSES*</u>	<u>VOTES IN ASSOCIATION</u>
1 through 57	Townhouse	0.37%	2
73 through 127	Townhouse	0.37%	2
198 through 226	Townhouse	0.37%	2
128 through 197	Single Family	0.55%	3
227 through 240	Single Family	0.55%	3

Total Townhouse Units: 141  
Total Single Family Units: 86

Lots 241, 242, 243, and 244R are Common Elements

Townhouse Units upon which townhouses are built will pay an equal share of the Limited Common Expenses incurred to provide the Townhouse Amenities.

\* Percentage shares of general common area expenses are rounded and do not add up precisely to 100%.

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