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UPI: 40-09-0529-260

**The Stonehedge II Townhome Condominium,  
a Pennsylvania Flexible Condominium  
3<sup>rd</sup> Amendment of the Declaration of Condominium to  
Convert Buildings 5, 7 & 8**

WHEREAS, by a Declaration of Condominium dated March 28, 2007 and recorded May 18, 2007 in the Office of the Recorder of Deeds for Cumberland County in Record Book 737 at Page 1 (hereinafter "Declaration"), S & A Homes, Inc. (hereinafter "Declarant") caused to be created, and subject to Pennsylvania's Uniform Planned Community Act at 68 Pa.C.S.A. Section 3101 et seq. (hereinafter "Act"), a Flexible Condominium known as **The Stonehedge II Townhome Condominium**; and

WHEREAS, said Declaration was amended by a 1<sup>st</sup> Amendment dated July 28, 2009 and recorded July 31, 2009 in the Office of the Recorder of Deeds for Cumberland County as Instrument Number 200926725 (hereinafter "1<sup>st</sup> Amendment"); and

WHEREAS, said Declaration was further amended by a 2<sup>nd</sup> Amendment dated September 26, 2014 and recorded October 9, 2014 in the Office of the Recorder of Deeds for Cumberland County as Instrument Number 201423112; and

WHEREAS, pursuant to Sections 3219(a), 3211(a) and 3212(a) of the Act, Declarant has the exclusive authority to amend the Declaration to convert or withdraw real estate from the Condominium; and

WHEREAS, pursuant to Section 3219(a) and the 1<sup>st</sup> Amendment, Declarant desires to convert all of the real estate designated in Exhibit "E" to the 1<sup>st</sup> Amendment into the Condominium; and

WHEREAS, Declarant desires to amend the Declaration Plats and Plans set forth as Exhibit "B" to the Declaration and amended by the 1<sup>st</sup> Amendment, to accommodate the conversion; and

WHEREAS, Declarant desires to amend Exhibit "C" as filed to the Declaration and amended by the 1<sup>st</sup> Amendment, to update the Percentage Interest, Votes and Common Expense Liabilities.

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

- I. That the area of land being Building 5 (Units 51, 52, 53, 54 & 55), Building 7 (Units 71, 72, 73, & 74) and Building 8 (Units 81, 82, 83, 84) as set forth in



Exhibit "A" attached hereto, which was Exhibit "E" as filed to the 1<sup>st</sup> Amendment, is converted and will hereinafter become a part of The Stonehedge II Townhome Condominium.

- II. That the original Declaration Plats and Plans filed as Exhibit "B" to the Declaration filed in R/W Plan Book 14 at Page 44 shall be the current Declaration Plats and Plans.
- III. That Exhibit "C" of the 1<sup>st</sup> Amendment is deleted and replaced by Exhibit "C" attached hereto.
- IV. All other terms and conditions of the Declaration as filed in Record Book 737 at Page 1, as amended by Instrument Numbers 200926725 and 201423112 are not modified by this 3<sup>rd</sup> Amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this 3<sup>rd</sup> Amendment to be executed this 15<sup>th</sup> day of February, 2016.

WITNESS:

DECLARANT  
S & A HOMES, INC.:

OWheipid

By:

Christopher P. Schoonmaker, President

Commonwealth of Pennsylvania

County of Centre

} ss

On the 15<sup>th</sup> day of February, 2016, before me, the undersigned officer, personally appeared CHRISTOPHER P. SCHOONMAKER, who acknowledged himself to be the PRESIDENT of S & A Homes, Inc., and that as such PRESIDENT, and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as PRESIDENT.

Alidia N. Cornali

Notary Public

My Commission expires: July 27, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Alidia N. Cornali, Notary Public

Ferguson Twp., Centre County

My Commission Expires July 27, 2016

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**EXHIBIT "A"**

**Real Estate to be Converted into the Condominium**

ALL that certain lot or piece of ground lying, being and situated in South Middleton Township, Cumberland County, Commonwealth of Pennsylvania, being bound and described as follows:

Building 5 (Units 51, 52, 53, 54 & 55), Building 7 (Units 71, 72, 73, & 74) and Building 8 (Units 81, 82, 83, 84) as shown on the Plats and Plans attached to the Declaration (Exhibit "B") and the 1<sup>st</sup> Amendment to the Declaration (Exhibit "B").

## EXHIBIT "B"

### Declaration Plats and Plans

Recorded on the 18<sup>th</sup> day of May, 2007 in the Office of the Recorder of Deeds in and for Cumberland County in R/W Plan Book 14 at Page 44.

# EXHIBIT "C"

## Identification Numbers and Percentage of Interests of Units

| <u>Unit #</u> | <u>Percentage Interest</u> | <u>Voting Rights</u> |
|---------------|----------------------------|----------------------|
| (Building 1)  |                            |                      |
| 011           | 2.041%                     | 1                    |
| 012           | 2.041%                     | 1                    |
| 013           | 2.041%                     |                      |
| 014           | 2.041%                     | 1                    |
| (Building 2)  |                            |                      |
| 021           | 2.041%                     | 1                    |
| 022           | 2.041%                     | 1                    |
| 023           | 2.041%                     | 1                    |
| 024           | 2.041%                     | 1                    |
| (Building 3)  |                            |                      |
| 031           | 2.041%                     | 1                    |
| 032           | 2.041%                     | 1                    |
| 033           | 2.041%                     | 1                    |
| 034           | 2.041%                     | 1                    |
| (Building 4)  |                            |                      |
| 041           | 2.041%                     | 1                    |
| 042           | 2.041%                     | 1                    |
| 043           | 2.041%                     | 1                    |
| 044           | 2.041%                     | 1                    |
| (Building 5)  |                            |                      |
| 051           | 2.041%                     | 1                    |
| 052           | 2.041%                     | 1                    |
| 053           | 2.041%                     | 1                    |
| 054           | 2.041%                     | 1                    |
| 055           | 2.041%                     | 1                    |
| (Building 6)  |                            |                      |
| 061           | 2.041%                     | 1                    |
| 062           | 2.041%                     | 1                    |
| 063           | 2.041%                     | 1                    |
| 064           | 2.041%                     | 1                    |
| (Building 7)  |                            |                      |
| 071           | 2.041%                     | 1                    |
| 072           | 2.041%                     | 1                    |
| 073           | 2.041%                     | 1                    |
| 074           | 2.041%                     | 1                    |

(Building 8)

|     |        |
|-----|--------|
| 081 | 2.041% |
| 082 | 2.041% |
| 083 | 2.041% |
| 084 | 2.041% |

(Building 9)

|     |        |
|-----|--------|
| 091 | 2.041% |
| 092 | 2.041% |
| 093 | 2.041% |
| 094 | 2.041% |

(Building 10)

|     |        |
|-----|--------|
| 101 | 2.041% |
| 102 | 2.041% |
| 103 | 2.041% |
| 104 | 2.041% |

(Building 11)

|     |        |
|-----|--------|
| 111 | 2.041% |
| 112 | 2.041% |
| 113 | 2.041% |
| 114 | 2.041% |

(Building 12)

|     |        |
|-----|--------|
| 112 | 2.041% |
| 113 | 2.041% |
| 114 | 2.041% |
| 115 | 2.041% |

| Total Units | Units in the Association<br>Total Percentage Interest | Total Votes |
|-------------|---|-------------|
|-------------|---|-------------|

49

100%

49

TAMMY SHEARER  
RECORDER OF DEEDS  
CUMBERLAND COUNTY  
1 COURTHOUSE SQUARE  
CARLISLE, PA 17013  
717-240-6370



Instrument Number - 201605079

Recorded On 3/1/2016 At 11:31:54 AM

\* Total Pages - 8

\* Instrument Type - AMENDMENT

Invoice Number - 202759

User ID - KW

\* Grantor - S & A HOMES INC

\* Grantee - S & A HOMES INC

\* Customer - PATRONO & ASSOC

\* FEES

|                      |         |
|----------------------|---------|
| STATE WRIT TAX       | \$0.50  |
| RECORDING FEES -     | \$17.50 |
| RECORDER OF DEEDS    |         |
| PARCEL CERTIFICATION | \$15.00 |
| FEES                 |         |
| COUNTY ARCHIVES FEE  | \$2.00  |
| ROD ARCHIVES FEE     | \$3.00  |
| TOTAL PAID           | \$38.00 |

Certification Page

DO NOT DETACH

This page is now part  
of this legal document.

I Certify this to be recorded  
in Cumberland County PA



RECORDER OF DEEDS

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

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