

**SECOND AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS
FOR
ROLLING RIDGE PRD**

THIS SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR ROLLING RIDGE PRD is made this 28th day of April, 1998, by JOHN FOGARTY DEVELOPMENT CORPORATION, a Pennsylvania Corporation (hereinafter the "Declarant") and Rolling Ridge PRD Phase III Association, Inc. (the "Owners").

Background

The Declarant executed a Declaration of Protective Covenants (the "Declaration"), dated August 7, 1995, subjecting certain real property known as Rolling Ridge PRD Phase III to certain covenants, restrictions, easements, charges and liens. The Declaration was recorded by the Declarant on August 14, 1995, in the Office of the Recorder of Deeds in and for Northumberland County in Book 1014, at Page 55. Lots 72, 73, 74, 75, 76, 185, 186 and 187 of Rolling Ridge PRD Phase III were designated for multi-family apartment or condominium use on the Rolling Ridge PRD Phase III plats and plans. Final land development plans were never obtained by the Declarant for those Lots. The Declarant obtained final plan approval to develop Lots 72, 73, 74, 75, 76, 185, 186 and 187 as townhouse building lots, with each of the aforesaid Lots being resubdivided into two or more townhouse building lots on which the Declarant will construct multiple attached townhouse units, with one townhouse unit being situate on each of the separate townhouse building lots. The First Amendment dated March 9, 1998 and recorded March 10, 1998, in Record Book 1147 at Page 266, amended and supplemented the Declaration to reflect the development of the aforesaid portions of Phase III of Rolling Ridge PRD as separately owned townhouses, rather than as multi-family apartment or condominium buildings. In addition, the First Amendment clarified and augmented certain covenants and restrictions contained in the Declaration. The First Amendment was made Pursuant to Section 9.1 of the Declaration.

To further clarify and augment certain covenants and restrictions contained in the Declaration, this Second Amendment is made pursuant to Section 9.1 of the Declaration.

NOW, THEREFORE, the Declarant and Owners hereby declare that the Declaration is amended and supplemented as follows:

REC1156#198

1. The General Protective Covenants (Exhibit "D") of the Declaration are amended and supplemented as follows:

A. Section 27 "Garages" is replaced in its entirety with the following:

27. Garages. All detached, single-family dwellings shall be required to include no less than a two (2) car garage and no more than a three (3) car garage. All townhouse units shall have no less than a one (1) car garage and no more than a two (2) car garage. Garages must be an integral part of the structure of the detached single-family dwelling or the townhouse unit. All detached, single-family dwellings shall provide two (2) additional parking spaces in the driveway (in addition to the space within the garage).

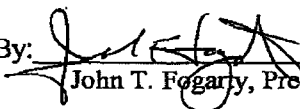
Except as expressly set forth herein, the Declaration is otherwise unchanged and remains in full force and effect.

IN WITNESS WHEREOF, the undersigned, being sixty-six and sixty-seven hundreds percent (66.67%) or greater of the Owners of the Lots, in accordance with Section 9.1 of the Declaration, have executed this Amendment, intending to be legally bound, on the day and year first above written.

WITNESS/ATTEST:


MARY ROSE SWITZER, Asst. Secretary

JOHN FOGARTY DEVELOPMENT CORPORATION

By: 
John T. Fogarty, President

REC1156 PG 199

04-29-98 13:01:01 CLK 2
WRIT TAX 27742
CTY REC FEE \$0.50
REC FEE \$1.00
RECORD FEE \$13.00
ST \$15.50
CHECK \$15.50
CB \$0.00
2.

COMMONWEALTH OF PENNSYLVANIA:

: SS:

COUNTY OF UNION

:

On this, the 28th day of April, 1998, before me, a Notary Public, the undersigned officer, personally appeared John T. Fogarty, who acknowledged himself to be the President of John Fogarty Development Corporation, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of John Fogarty Development Corporation by himself as President.

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

Gary W. Bennett
Notary Public

My Commission Expires:

(SEAL)

Notarial Seal
Gary W. Bennett, Notary Public
East Buffalo Twp., Union County
My Commission Expires Jan. 11, 2001
Member Pennsylvania Association of Notaries

I certify that this document is
the Recorder's Office of
Northumberland County, Pennsylvania.



Frederick F. Reed

Frederick F. Reed
Recorder of Deeds

REC 1156 PG 200