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**FIRST AMENDMENT TO DECLARATION OF COVENANTS
AND EASEMENTS OF ROLLING RIDGE TOWNHOMES**

This First Amendment to Declaration of Covenants and Easements of Rolling Ridge Townhomes (the "Amendment") is effective this 8th day of October 1998, and is approved by the undersigned, being all of the Owners, as defined in the Declaration of Covenants and Easements of Rolling Ridge Townhomes, a Planned Community, dated September 17, 1997, recorded in the Recorder of Deeds Office of Northumberland County at Book 1123, Page 332 (the "Declaration"), of the townhomes in Rolling Ridge Townhomes, a Planned Community ("Rolling Ridge").

RECITALS:

WHEREAS, John Fogarty Development Corporation, a Pennsylvania corporation (the "Declarant") executed the Declaration and established a uniform planned community under Pennsylvania's Uniform Planned Community Act, Act 180 of 1996, 68 Pa. C.S.A. §5101, et seq. (the "Act");

WHEREAS, pursuant to the Declaration, the Declarant was going to build twenty-four (24) Units, as defined in the Declaration, in Phase I of Rolling Ridge;

WHEREAS, the Declarant desires to amend the Declaration to permit the Declarant to construct only twenty-one (21) Units in Phase I of Rolling Ridge; and

WHEREAS, pursuant to Section 5212 of the Act, such an amendment requires the unanimous consent of all Owners of a Unit in Rolling Ridge.

NOW THEREFORE, the undersigned, being all of the Owners of the Units of Rolling Ridge, do hereby agree that the aforesaid Declaration shall be, and hereby is, amended in the following respects:

I. ARTICLE I, Section 5 of the Declaration is amended and restated as follows (Exhibit B-1, being the only amended exhibit, is attached hereto and made a part hereof):

Section 5. "Lot" shall mean or refer to lots 72, 73, 74, 75, 76, 185, 186 and 187, as described and dedicated on the Final Plan of "Rolling Ridge P.R.D.", prepared by Sweetland Engineering & Associates, Inc., Drawing No. D-2999, dated 3/23/95 and recorded in the Office of the Recorder of Deeds in and for Northumberland County at Plan Book 23, Page 91, and the Plan attached hereto as Exhibit "A", and any future subdivision of any of the aforesaid Lots. Lots 72, 73 and 74 have been or shall be subdivided into twenty-one (21) townhouse building lots, as shown on the plans, attached hereto as Exhibit "B-1" and made a part hereof. Upon the filing of these plans, each of the twenty-one (21) lots shall be a separate Lot subject to this Declaration. It is the intent of the Declarant to similarly file subdivision and land development plans for Lots 75, 76, 185, 186 and 187 in the future to create multiple townhouse building lots. The total number of Lots resulting from the resubdivision of Lots 72, 73, 74, 75, 76, 185, 186 and 187 shall not exceed ninety-five (95) Lots; provided, however, at the present time, the Declarant plans to build a proposed development of seventy-five (75) Units. Accordingly, the Declarant reserves the right to reconfigure the number, size, location and boundary lines of the Units resulting from the resubdivision of Lots 75, 76, 185, 186 and 187. No additional Lots shall thereafter be created by further subdivision. Unless

expressly provided otherwise, "Lot" shall include the townhouse and other improvements constructed on the Lot and shall have the same meaning as a "Unit" under the Act as defined in Section 8 of the Declaration.

2. The reference in Article 7, Section 9 of the Declaration to "twenty-four (24) Units" is hereby amended to state "twenty-one (21) Units".

3. The third sentence of the first paragraph of Article VIII, Section 1 is amended and restated as follows:

Declarant expressly reserves the right to (i) withdraw, without limitation, any or all portions of the Withdrawable Real Estate at any time, at different times and in any order and (ii) reconfigure the number, size, location and boundary lines of the Units to be built on the Withdrawable Real Estate. The Withdrawable Real Estate shall not exceed the area(s) described in the Plat for Rolling Ridge Townhomes, prepared by Sweetland Engineering & Associates, Inc., dated 8-28-97 and recorded in the Office of the Recorder of Deeds in and for Northumberland County at Record Book 1123, Page 372, attached hereto as Exhibit "C" and made a part hereof.

4. Except as expressly provided for herein, the Declaration is otherwise unchanged and remains in full force and effect in accordance with its terms.

5. This Amendment may be signed in one or more counterparts, each of which shall be considered an original.

IN WITNESS WHEREOF, the undersigned, being all of the Owners of the Units in Rolling Ridge, hereby agree that the Declaration is amended as set forth above.

ATTEST:

JOHN FOGARTY DEVELOPMENT
CORPORATION

Mary Rose Switzer
(Asst.) Secretary

By: [Signature]
(Vice) President

WITNESS:
Mary Rose Switzer

By: Richard H. Fry
Name: RICHARD H. FRY
Date: 10-8-98

WITNESS:
Mary Rose Switzer

By: Donna M. Misavage
Name: DONNA M. MISAVAGE
Date: 10-8-98

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REC1191 PG 359

expressly provided otherwise, "Lot" shall include the townhouse and other improvements constructed on the Lot and shall have the same meaning as a "Unit" under the Act as defined in Section 8 of the Declaration.

2. The reference in Article 7, Section 9 of the Declaration to "twenty-four (24) Units" is hereby amended to state "twenty-one (21) Units".

3. The third sentence of the first paragraph of Article VIII, Section 1 is amended and restated as follows:

Declarant expressly reserves the right to (i) withdraw, without limitation, any or all portions of the Withdrawable Real Estate at any time, at different times and in any order and (ii) reconfigure the number, size, location and boundary lines of the Units to be built on the Withdrawable Real Estate. The Withdrawable Real Estate shall not exceed the area(s) described in the Plat for Rolling Ridge Townhomes, prepared by Sweetland Engineering & Associates, Inc., dated 8-28-97 and recorded in the Office of the Recorder of Deeds in and for Northumberland County at Record Book 1123, Page 372, attached hereto as Exhibit "C" and made a part hereof.

4. Except as expressly provided for herein, the Declaration is otherwise unchanged and remains in full force and effect in accordance with its terms.

5. This Amendment may be signed in one or more counterparts, each of which shall be considered an original.

IN WITNESS WHEREOF, the undersigned, being all of the Owners of the Units in Rolling Ridge, hereby agree that the Declaration is amended as set forth above.

ATTEST:

JOHN FOGARTY DEVELOPMENT
CORPORATION

Mary Rose Switzer
(Asst. Secretary)

By:

[Signature]
(Vice President)

WITNESS:

Mary Rose Switzer

By:

[Signature]
Name: PHILLIP R. WAUGH
Date: 10-8-98

WITNESS:

Mary Rose Switzer

By:

[Signature]
Name: LORRAINE T. WAUGH
Date: 10-8-98

On this, the 8th day of October, 1998, before me, a notary public, the undersigned officer, personally appeared RICHARD H. FRY and DONNA M. MISAVAGE, known to me (or satisfactorily proven) to be the person(s) who's name is/are subscribed to the within document and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Gary W. Bennett
Notary Public

My Commission Expires:

(SEAL)

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

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REC1191 PG 361

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF UNION)

On this, the 8th day of October, 1998, before me, a notary public, the undersigned officer, personally appeared PHILLIP R. WAUGH and LORRAINE T. WAUGH, known to me (or satisfactorily proven) to be the person(s) who's name is/are subscribed to the within document and acknowledged that he/she/they executed the same for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF UNION)

SS:

On this, the 8th day of October, 1998, before me, a notary public, the undersigned officer, personally appeared John T. Fogarty, President of John Fogarty Development Corporation, a Pennsylvania corporation and executed the foregoing instrument for the purposes therein contained by signing his name as President.

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

Gary W. Bennett
Notary Public

My Commission Expires:

(SEAL)

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

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Northumberland County, Pennsylvania.



Frederick F. Reed

Frederick F. Reed
Recorder of Deeds

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