



Instr: 202008190017194

Pgs: 3 F: \$20.50

Michele Mustello

Butler County Recorder PA

8/19/2020 10:51 AM

T20200012286



Mail To:
Sebring & Associates
339 Haymaker Road,
Suite 1101
Monroeville, PA 15146
(412) 856-3500

**FIRST AMENDMENT TO DECLARATION OF
PLANNED COMMUNITY FOR
HICKORY GLEN**

ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

This Amendment made this 17th day of August, 2020, by **HICKORY GLEN PARTNERS, LP**, a Pennsylvania limited partnership, currently maintaining its principal place of business address at P.O. Box 449, Mars, Butler County, Pennsylvania, 16046 (the "Declarant").

W I T N E S S E T H:

WHEREAS, pursuant to the **DECLARATION OF PLANNED COMMUNITY FOR HICKORY GLEN**, dated January 27, 2020, and recorded in the Recorder's Office of Butler County, Pennsylvania, at Instrument Number 202001280001876 ("Declaration"), the Declarant submitted to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S.A. §§ 5101, et seq. (the "Act") certain property located in the Township of Adams, County of Butler, Commonwealth of Pennsylvania and created a master planned community known as "**HICKORY GLEN**" (the "Planned Community"); and

WHEREAS, pursuant to Article XI of the Declaration, Declarant reserved an option to convert all or any portion of the Additional Real Estate into Lots within the Planned Community; and

WHEREAS, Declarant now desires to convert into Lots those portions of the Additional Real Estate which are shown in the **Hickory Glen – PRD – Corrective Revised Plan**, as recorded in **Plan Book Volume 381, Pages 1-5**, in the Office of the Recorder of Deeds of Butler County, Pennsylvania (the "Plan") as **Lot Nos. 103-109 and 111-116**, which Lots are referred to herein as the "Added Real Estate"; and

WHEREAS, all capitalized terms used herein which are not defined herein shall have the meanings specified in the Declaration.

NOW, THEREFORE, pursuant to the provisions of the Declaration and of the Act, Declarant hereby declares that the Declaration is hereby amended as follows:

1. Such Added Real Estate consists of **Lot Nos. 103-109 and 111-116**, for a total of thirteen (13) additional Lots.
2. With the recording of this Amendment, there are a total of eighteen (18) Lots created in the Planned Community.
3. Except as specifically amended hereby, the Declaration, as amended, remains in full force and effect in accordance with its terms.
4. In the event of any conflict between the provisions of the Declaration and the provisions of this Amendment, the provisions of this Amendment shall control.

[signatures attached]

