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**SECOND AMENDMENT TO DECLARATION OF LESLIE FARMS A PLANNED COMMUNITY**

WHEREAS, Leslie Farms, a Planned Community, is located in the Borough of Connoquenessing Borough and Forward Township, Butler County, Pennsylvania, and was created by the recording of a Master Declaration of Planned Community at the Butler County Recorder of Deeds office on November 3, 2008 at Instrument No. 200811030024502.

WHEREAS, the First Amendment to the Declaration was prepared on August 31, 2011, and

WHEREAS, pursuant to Article XIII, Section 13.2 of the Declaration recorded with the Butler County Recorder of Deeds, on November 3, 2008, the Declaration may be amended only by the affirmative vote of two-thirds (2/3) of the Unit Owners. Any such Amendment shall take effect upon recording the Amendment as set forth in 68 Pa. C.S.A. §5219(c). All such Amendments shall only become effective upon recording; and

NOW THEREFORE, after obtaining an affirmative vote of the Unit Owners representing at least sixty-seven (67%) of the Unit Owners, the Master Declaration of Leslie Farms, a Planned Community, is hereby amended as follows:

FIRST: The above recitals are incorporated herein by reference.

SECOND: The Declaration is hereby amended to revise Article VII(m), which currently reads as follows:

(m) No outdoor sheds or storage facilities or above-ground swimming pools are permitted on the Property. In-ground pools and spas are permitted provided that they are located in the rear of the residence on the property.

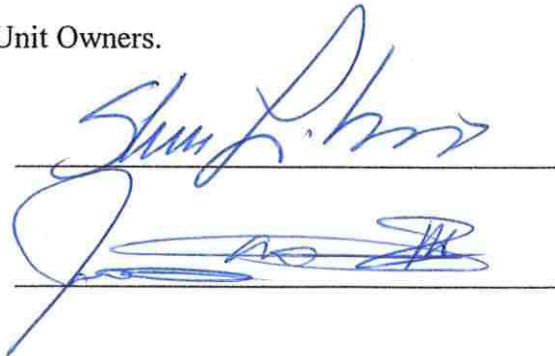
THIRD: From and after the date of recording this Amendment, Article VII(m) of the Declaration shall read as follows:

(m) One shed per single family home lot may be permitted in the rear yard only. The shed must be approved in writing by the Leslie Farms Board prior to installation. No above-ground swimming pools are permitted on the Property. In-ground pools and spas are permitted provided that they are located in the rear of the residence on the property.

This Amendment is intended to be limited in scope. Except as set forth herein, the remaining portions of the Master Declaration and any properly recorded Amendment thereto shall remain in effect.

**CERTIFICATION**

We, the President and Secretary of Leslie Farm, a Planned Community, certify that the foregoing Second Amendment to the Declaration of Community was approved by an instrument signed by at least sixty-seven (67%) percent of all Unit Owners.



Two handwritten signatures in blue ink are positioned above two horizontal lines. The top signature is larger and more stylized, while the bottom signature is smaller and more compact. Both lines are solid black.

# Leslie Farms Owners Association

## Guidelines for the Construction or Modification of Sheds and Fences

### Shed Regulations:

1. Sheds are permitted in the community, per the second amendment to the Leslie Farms Owners Association Declaration. Sheds may be constructed, with Board approval, in the rear of the Owner's property, but not on the front or side. Sheds will only be approved for construction within the home's setback lines, entirely in the rear yard.
2. The building of storage barns/sheds shall not exceed 160 sq. ft. in size and wall height should not exceed eight (8) feet. Total construction shall be erected with a wood frame.
3. The exterior may be constructed with wood or vinyl siding and the roof should be shingled. The siding of the shed should complement the home and be neutral in color.
4. Under no circumstances shall steel or other metal exterior or roof be approved.
5. No more than one (1) accessory building (shed) may be constructed on any lot, unit or home within Leslie Farms Owners Association. The accessory building shall not, under any circumstances, be used as a living space.
6. The shed must conform to Connoquenessing Borough Code. A building permit may be required.
7. The Association may enforce the maintenance and upkeep of the shed, if the shed appears unmaintained or neglected.

### Fence Regulations:

1. No fences shall be permitted in the front of a home.
2. All fences permitted on the property shall be sturdy construction of treated wood, vinyl, composite material, or approved black metal construction. No chain-link (coated or non-coated), mesh or basket weave fencing may be installed. Height restrictions are six (6) feet for wooden fences and four (4) feet for metal fences. In addition, the finished side of the fence shall face outward.
3. It is strictly prohibited to erect wire mesh or chicken wire fences, except on a temporary basis around a garden, provided the fence does not exceed two (2) feet in height.
4. Fencing may be installed along property lines, with the neighboring Owner's consent. Owners may organize to share fences or "tie in" to an Owner's existing fence. Shared-wall fences must be of the same material, height, and specification in entirety.
5. The fence installation must comply with Connoquenessing Borough Code. A building permit may be required.
6. The Association may enforce the maintenance and upkeep of the fence, if the fence appears unmaintained or neglected.

# Leslie Farms Owners Association

## Guidelines for the Construction or Modification of Sheds and Fences

### Implementation:

The Leslie Farms Owners Association Shed and Fence Guidelines are approved by the Leslie Farms Owners Association Board of Directors and take effect upon the date signed below.

  
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**Sherrie Libecco, President**

8/10/18  
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**John Albert, Secretary**

9/20/2018  
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Submission of an Alteration Request Form is required prior to construction of sheds and fences, so that the scope of work and plans are reviewed by the Board of Directors. The purpose of this practice is to ensure compliance with the guidelines and to protect the Owner's investment.

Sheds and fences constructed prior to the development of these guidelines will be "grandfathered" and considered compliant until the sale of the home. Upon the transfer of the property to a new Owner, the shed or fence will have to be modified to be in compliance with these guidelines.