

**AMENDMENT TO THE DECLARATION OF
NORTHTOWNE ESTATES HOMEOWNERS ASSOCIATION**

WHEREAS, Northtowne Estates Homeowners Association is a Pennsylvania Non-Profit Corporation and the Association of Unit Owners of a planned community located in Marshall Township, Allegheny County, Pennsylvania, and was enacted in accordance with the Uniform Planned Community Act of Pennsylvania, 68 Pa. C.S. § 5101, *et. seq.*, by the recording of the Declaration of Northtowne Estates, a Planned Community (hereinafter “the Declaration”) at the Recorder of Deeds Office in and for Allegheny County, Pennsylvania, at Deed Book Volume 14290, Page 561; and

WHEREAS, it has been determined that it is in the best interest of the Association to adopt certain limitations on the leasing of Units at the Northtowne Estates Homeowners Association for reasons which include maintaining the quality of residential living and character of the community, maintaining market values and preserving the viability of loan underwriting at the Association; and

WHEREAS, Article V, Section 5.1 of the Declaration provides that the Declaration may be amended upon an affirmative vote of no less than sixty-seven (67%) percent of those Unit Owners entitled to cast a vote at the Association.

NOW THEREFORE, after obtaining an affirmative vote of the Unit Owners representing no less than sixty-seven (67%) percent of all Unit Owners, the Declaration is hereby amended as follows:

FIRST: The above recitals are incorporated herein by reference.

SECOND: Article VII, Section 7.1, is hereby deleted in its entirety and replaced with the following Article VII, Section 7.1:

Leasing Restriction

[a] The maximum number of units that may be leased at any one time shall not be more than 15 units of the total number of units which is 38 in the Northtowne Estate Homeowners Association.

[b] The privilege of leasing a unit shall be based on seniority of ownership. The Property Manager shall compile a list (the "lease list") of unit owners who wish to lease their unit by giving a number one listing to the unit owner who has owned his/her unit for the longest consecutive period of time. The second name on the lease list shall be the unit owner who has the second longest seniority of ownership and so on.

[c] Family Member Exception

This prohibition against leasing shall not apply to the leasing of a unit to the unit owner's family member. The Board will determine in its discretion whether an individual is a family member for purposes of this exception. Any lease permitted under this section (e) will not exceed one year in length. However, in the event that the Board of Directors in its discretion determines that this exception will continue, the Board of Directors may in its discretion permit a renewal of the term of the lease. The Board of Directors must be permitted to verify the familial relationship under this section.

[d] Hardship Exception

In the event that a unit owner believes that the inability to lease his or her unit creates an undue hardship to that unit owner, that unit owner may petition the Board of Directors for permission to lease his or her unit. The Board will determine in its discretion whether a sufficient hardship is presented. The types of hardships that the Board may consider include, but are not limited to, a hardship created because of military service, a hardship created because of an illness to either the unit owner or a member of the unit owner's family and a hardship created due to financial reasons. Any lease permitted under this section (f) will not exceed one year in length. However, in the event that the Board of Directors in its discretion determines that the hardship is continuing, the Board of Directors may in its discretion permit a renewal of the term of the lease. The Board of Directors must be permitted to verify any hardship under this section.


Any lease that is in effect on the date of this Amendment shall be filed with the Board of Directors.

CERTIFICATE

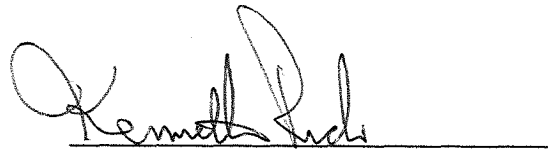
Michael Pastor, the President of the Northtowne Estate Homeowners Association

and Kenneth Rich, the Secretary of the Northtowne Estate

Homeowners Association, certify that the foregoing Amendment has been consented to by 73.7% of the owners who voted on the 9th day of July 2018.



President



Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF _____)

On this, the _____ day of _____, 2019, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared _____, President and _____, Secretary, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: