



Allegheny County
Valerie McDonald Roberts
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2012-9691

BK-DE VL-14871 PG-420

Recorded On: April 27, 2012

As-Deed Agreement

Parties: PEARCE MILL ASSOCIATES L P

To PEARCE MILL ASSOCIATES L P

of Pages: 4

Comment: AMENDMENT

***** THIS IS NOT A BILL *****

Deed Agreement 78.50
Pages > 4 0
Names > 4 0
Total: 78.50

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No	
NOT A DEED OF TRANSFER	EXEMPT
Value	0.00

Certified On/By-> 04-27-2012 / S B
CONDO DECLARATION

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2012-9691
Receipt Number: 2070201
Recorded Date/Time: April 27, 2012 10:49:52A
Book-Vol/Pg: BK-DE VL-14871 PG-420
User / Station: S Kubiak - Cash Super 07

ROTHMAN GORDON
WILL CALL
PITTSBURGH PA 15219



Valerie McDonald Roberts, Manager
Rich Fitzgerald, County Executive

Will Call
Koshman Gordon

3

66695 DRE Certified
27-Apr-2012 10:41A\Int By: S B

FIRST AMENDMENT TO THE AMENDED AND RESTATED

DECLARATION OF PINE CREST MANOR, a Planned Community

AND NOW come Pearce Mill Associates, L.P. and Heartland Homes, Inc., owners of all of the Units in Pine Crest Manor, a Planned Community, and file this First Amendment to the Amended and Restated Declaration of Pine Crest Manor, a Planned Community this 14th day of April, 2012.

WITNESSETH:

1. **FACTS AND CIRCUMSTANCES:** This First Amendment to the Amended and Restated Declaration of Pine Crest Manor, a Planned Community ("First Amendment – Restated") is made with reference to and in reliance of the following facts and circumstances:

A. Pearce Mill Associates, L.P. ("Declarant") filed a Declaration of Planned Community of Pine Crest Manor in the Department of Real Estate of Allegheny County, Pennsylvania on May 3, 2011 in Deed Book Volume 14568, page 245 (the "Declaration") (capitalized terms used herein and not otherwise defined will have the meanings set forth in the Declaration).

B. Declarant filed a First Amendment to the Declaration of Pine Crest Manor in that same Department of Real Estate on October 5, 2011, in Deed Book Volume 14706, Page 291 (the "First Amendment").

C. Declarant filed an Amended and Restated Declaration of Pine Crest Manor, a Planned Community in that same Department of Real Estate on December 1, 2011, in Deed Book Volume 14751, Page 262 ("Amended Declaration").

D. Declarant subsequently sold eight (8) of the Units to Heartland Homes, Inc. ("Heartland").

E. Declarant and Heartland, as the owners of all of the Units in the Community, wish to modify the Amended Declaration by adding a restriction related to the use of pesticides for landscaping purposes.

F. The amendment is permitted under Section 4.1 of the Amended Declaration and the Act.

2. **AMENDMENT.** Article VI is amended by the addition of the following as subsection 6.1.30:

6.1.30 To protect ground water, soils and vegetation, as well as public health and safety, the use of chemically derived biocides, herbicides, pesticides and fertilizers for landscaping purposes in the Community is prohibited. This prohibition shall continue in force until January 1, 2022.

3. **REAFFIRMATION:** The Amended Declaration, as amended by this First Amendment - Restated, is hereby affirmed and ratified.

IN WITNESS WHEREOF, the said Pearce Mill Associates, L.P. and Heartland Homes, Inc. have caused their names to be signed to these presents by their authorized representatives on this 20th day of April, 2012.

WITNESS/ATTEST:

Pearce Mill Associates, L.P., a Pennsylvania limited partnership

By: The Meritage Group, Inc., General Partner

Jim Allan

By: [Signature]
James C. Rumbaugh, President

Heartland Homes, Inc., a Pennsylvania corporation

[Signature]

By: [Signature]

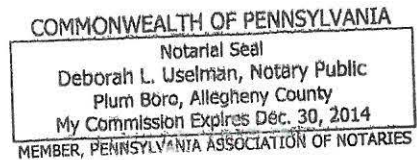
Title: Edward MARTIN Gillespie, President

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF ALLEGHENY :

Before me, the undersigned Notary Public, personally appeared, James C. Rumbaugh, who acknowledged himself to be the President of The Meritage Group, Inc., general partner of Pearce Mill Associates, L.P., and who further acknowledged that he executed the foregoing First Amendment to the Amended and Restated Declaration of Pine Crest Manor, a Planned Community, for the reasons set forth therein by signing the name of Pearce Mill Associates, L.P. by himself as the President of its General Partner, having been authorized to so act.

Given under my hand and notarial seal this 20th day of April, 2012.

Deborah L. Uselman
Notary Public



COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF ALLEGHENY :

Before me, the undersigned Notary Public, personally appeared, Edward Martin Gillispie, who acknowledged himself to be the President of Heartland Homes, Inc., and who further acknowledged that he executed the foregoing First Amendment to the Amended and Restated Declaration of Pine Crest Manor, a Planned Community, for the reasons set forth therein by signing the name of Heartland Homes, Inc. by himself as its President, having been authorized to so act.

Given under my hand and notarial seal this 19th day of April, 2012.

Leslie J. Cox
Notary Public

