

**AMENDMENT TO THE REPLACEMENT CHERRINGTON MANOR DECLARATION
OF COVENANTS CONDITIONS AND RESTRICTIONS
MOON TOWNSHIP, ALLEGHENY COUNTY**

ARCHITECTURAL RESTRICTIONS

WHEREAS, Cherrington Manor Homeowners Association is a planned community located in Moon Township, Allegheny County, Pennsylvania, and was created by the recording of the Cherrington Manor Declaration of Covenants, Conditions and Restrictions, dated December 31, 1987, and recorded at the Allegheny County Recorder of Deeds Office at Deed Book Volume 7707, Page 23, as amended by the Amended and Restated Cherrington Manor Declaration of Covenants, Conditions and Restrictions, dated April 17, 1989, and recorded at the Allegheny County Recorder of Deeds Office at Deed Bok Volume 8016, Page 599, and as amended by the Replacement Declaration of Covenants Conditions and Restrictions dated July 15, 1996, and recorded at the Allegheny County Recorder of Deeds Office at Deed Book Volume 9772, Page 466; and

WHEREAS, the Replacement Declaration of Covenants Conditions and Restrictions dated July 15, 1996, and recorded at the Allegheny County Recorder of Deeds Office at Deed Book Volume 9772, Page 466 provides at Exhibit "B" a list of additional architectural control restrictions and covenants affecting Cherrington Manor plan of lots; and

WHEREAS, Exhibit "B" to the Replacement Declaration of Covenants Conditions and Restrictions dated July 15, 1996 provides that the restrictions therein shall run as covenants with the land and shall be binding on all persons until the last date of July, 2016, at which time they shall terminate unless revived, extended or modified by a majority vote of the owners of all said lots evidenced by a recorded writing signed and acknowledged by the same; and

WHEREAS, the purpose of the within Amendment which has been approved by no less than a majority of all Owners entitled to cast a vote at Cherrington Manor is to revive and extend Exhibit "B" to the Replacement Declaration of Covenants Conditions and Restrictions dated July 15, 1996.

NOW, THEREFORE, the Replacement Cherrington Manor Declaration of Covenants Conditions and Restrictions dated July 15, 1996, is hereby amended as follows:

Section 1: The above recitals are incorporated herein by reference.

Section 2: Exhibit "B" to the Replacement Cherrington Manor Declaration of Covenants, Conditions and Restrictions which is titled "Additional Architectural Control Restrictions and Covenants Affecting Cherrington Manor Plan of Lots" is hereby revived and extended perpetually, or unless and until the same is amended in accordance with the requirements of the Replacement Cherrington Manor Declaration of Covenants, Conditions and Restrictions.

Section 3: Except to the extent of any inconsistency with the terms and provisions of the within Amendment, all of the remaining terms and provisions of the Declaration and By-Laws.

IN WITNESS WHEREOF, this Amendment is hereby duly adopted this 14 day of SEPTEMBER, 2015.

CHERRINGTON MANOR HOMEOWNERS
ASSOCIATION

BY: Francis Matten
PRESIDENT

BY: Erin
SECRETARY

CERTIFICATE

We, Francis^J Matten^{JR.}, President, and SURJIT SINGH, Secretary of the Cherrington Manor Homeowners Association hereby certify that the foregoing Amendment has been approved by at least a majority of the Owners at Cherrington Manor Homeowners Association.

CHERRINGTON MANOR HOMEOWNERS
ASSOCIATION

BY: Francis J. Matten Jr
PRESIDENT

BY: Singh
SECRETARY

ACKNOWLEDGEMENT

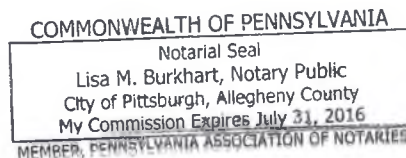
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this, the 14th day of September, 2015, before me, a Notary Public, the undersigned officer, personally appeared Francis J. Matten Jr, President and Surjit Singh, Secretary of Cherrington Manor Homeowners Association, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and notarial seal.

Lisa M. Burkhart
Notary Public

Mail To:
Lisa M. Burkhart, Esq.
1109 Grant Building
310 Grant Street
Pittsburgh, PA 15219





60 2015 00029154

Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2015-29154

BK-DE VL-16131 PG-88

Recorded On: September 18, 2015 As-Deed Agreement

Parties: CHERRINGTON MANOR HOMEOWNERS ASN

To CHERRINGTON MANOR HOMEOWNERS ASN

of Pages: 4

Comment: AMEND DEC

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

Deed Agreement	162.00
	0
	0
Total:	162.00

Realty Transfer Stamp

Department of Real Estate Stamp

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

Certified On/By-> 09-18-2015 / B K
NOT A DEED OF TRANSFER

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: 2015-29154
 Receipt Number: 2971924
 Recorded Date/Time: September 18, 2015 03:42:52P
 Book-Vol/Pg: BK-DE VL-16131 PG-88
 User / Station: R Aubrecht - Cash Super 06

LISA M BURKHART ESQ
 1109 GRANT BLDG
 310 GRANT ST
 PITTSBURGH PA 15219



Jerry Tyskiewicz
 Jerry Tyskiewicz, Director
 Rich Fitzgerald, County Executive