



Allegheny County
 Jessica Garofolo
 Department of Real Estate
 Pittsburgh, PA 15219

Instrument Number: 2023-4597

BK-DE VL-19217 PG-63

Recorded On: February 28, 2023 As-Deed Agreement

Parties: WORTHINGTON HOMEOWNERS ASN

To WORTHINGTON HOMEOWNERS ASN

of Pages: 5

Comment: DECLARATION

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

Deed Agreement 181.75
 0
 0
 Total: 181.75

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No		EXEMPT
SOUTH FAYETTE TP		
Ward-99-NO WARD	Value	
Commonwealth of Pennsylvania		
Munic-South Fayette Twp		
School District-South Fayette		
Munic-Penalty		0.00
Munic-Interest		0.00
School-Penalty		0.00
School-Interest		0.00

Certified On/By-> 02-28-2023 / Angela Gans
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: 2023-4597
 Receipt Number: 4219464
 Recorded Date/Time: February 28, 2023 08:52:35A
 Book-Vol/Pg: BK-DE VL-19217 PG-63
 User / Station: P Rankin - CASH 02

FRED C JUG JR ESQ
 310 GRANT ST
 1109 GRANT BLDG
 PITTSBURGH PA 15219



Jessica Garofolo

Jessica Garofolo, Director
 Rich Fitzgerald, County Executive

**AMENDMENT TO THE DECLARATION OF
WORTHINGTON HOMEOWNERS ASSOCIATION**

WHEREAS, the Worthington Homeowners Association is a homeowners association located in South Fayette Township, County of Allegheny, Commonwealth of Pennsylvania; and

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions (hereinafter the "Declaration") was recorded with the Allegheny County Department of Real Estate (formerly known as the Allegheny County Recorder of Deeds Office) at Deed Book Volume 12949, Page 513; and

WHEREAS, pursuant to the terms of the Uniform Condominium Act of Pennsylvania and the Declaration and By-Laws of the Worthington Homeowners Association the affairs of the Association are managed by a Board of Directors; and

WHEREAS, Article XI, Section 3 of the Declaration provides, in relevant part, that the Declaration may be amended by the affirmative vote of sixty seven percent (67%) of all Owners entitled to vote.

WHEREAS, the approval required in the Declaration has been obtained; and

NOW, THEREFORE, the Declaration of Worthington Homeowners Association is hereby amended as follows:

Section 1: Article IX of the Declaration is hereby amended as follows:

No one at the Association may lease or rent their Units. Any current rentals as of the date this Amendment is recorded, however, would be grandfathered until the current tenant moves out. Then no further rentals shall be permitted by the Owners of those Units. This leasing restriction does not apply, however, to immediate lineal family members, i.e., parents or children as the Unit may be leased to those family members. In the event of an approved lease, whether as the result of the lease being grandfathered or an approved lease to a family member, the provisions of Article IX of the

original Declaration shall continue to apply as well as the By-Laws and Rules and Regulations which may be in effect at any given time.

Section 2: To the extent of any inconsistency by and between the terms of this Amendment and the Declaration, By-Laws, the Rules and Regulations of Worthington Homeowners Association and/or any previous Amendment, the provisions of this Amendment shall prevail. All remaining provisions of the Declaration, By-Laws, Rules and Regulations and all previous Amendments of Worthington Homeowners Association shall remain in full force and effect except to the extent that they are inconsistent with the terms of this Amendment.

ADOPTED this 22nd day of February, 2023.

WORTHINGTON HOMEOWNERS ASSOCIATION



PRESIDENT



SECRETARY

CERTIFICATE

We, Jay Merdian, the President of Worthington Homeowners Association, and Daniel McGeffer, the Secretary of Worthington Homeowners Association, certify that the foregoing Amendment has been consented to by the affirmative vote of sixty seven percent (67%) of all Owners entitled to vote. Dated this 22nd day of February, 2023.

Jay Merdian
President
Daniel McGeffer
Secretary

ACKNOWLEDGEMENT

Commonwealth of Pennsylvania)
) SS:
County of Allegheny)

ON THIS 22nd day of FEB, 2023, before me, the undersigned officer, personally appeared Jay Merdian and Daniel McGeffer, both known to me (or satisfactorily proven) who acknowledged that they executed this instrument for the purposes stated therein.

WITNESS my hand and notarial seal.

Fred C. Jug Jr.
Notary Public

MAIL TO:

Fred. C. Jug, Jr., Esquire
310 Grant Street
1109 Grant Building
Pittsburgh, PA 15219

Commonwealth of Pennsylvania - Notary Seal
Fred C Jug Jr, Notary Public
Allegheny County
My commission expires March 12, 2024
Commission number 1080829