



60 2020 00016131

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

Instrument Number: 2020-16131

BK-DE VL-18059 PG-281

Recorded On: July 08, 2020

As-Deed Agreement

Parties: HEIGHTS NORTH PARK PHASE I

To HEIGHTS NORTH PARK PHASE I

# of Pages: 4

Comment: AMEND DECL COVENANTS

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

Deed Agreement	181.75
	0
	0
Total:	181.75

**Realty Transfer Stamp**

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

**Department of Real Estate Stamp**

Certified On/By-> 07-08-2020 / S B
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: 2020-16131  
 Receipt Number: 3768114  
 Recorded Date/Time: July 08, 2020 12:26:51P  
 Book-Vol/Pg: BK-DE VL-18059 PG-281  
 User / Station: J Clark - CASH 06

BRANDT MILNES & REA PC  
 310 GRANT ST STE 1109  
 PITTSBURGH PA 15219



*Jerry Tyskiewicz*  
 Jerry Tyskiewicz, Director  
 Rich Fitzgerald, County Executive

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR PHASE I OF THE HEIGHTS OF NORTH PARK PLAN OF  
LOTS**

WHEREAS, Phase I of the Heights of North Park is located in Pine Township, Allegheny County, Pennsylvania; and

WHEREAS, Phase I of the Heights of North Park was declared pursuant to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. No. 196, 68 P.S. § 700 *et. seq.*, by recording a Declaration, dated April 20, 1990, with the Recorder of Deeds for Allegheny County, at Deed Book Volume 8230, Page 146; and

WHEREAS, the Condominium Council of Phase I of the Heights of North Park believes that it is in the best interest of the Association to remove the prohibition against detached garages as doing so will maintain consistency within the community; and

WHEREAS, the Declaration at paragraph 27 expressly provides it may be amended by a writing executed in recordable form by the Owners of eighty percent (80%) of the Lots or their respective heirs, successors and assigns. The Amendment set forth herein was approved pursuant to the terms of paragraph 27 of the Declaration for Phase I of the Heights of North Park as more than 80% of the Unit Owners approved it as 101 of the Owners returned ballots in favor of the Amendment.

NOW, THEREFORE, The Declaration for Phase I of the Heights of North Park is hereby amended as follows:

Section 1: The following language shall be deleted from paragraph 3 of the Declaration for Phase I of the Heights of North Park:

“All dwelling structures on the Lots shall have attached or integral garages of such width to park at least two standard sized automobiles side by side, no detached garages shall be permitted.”

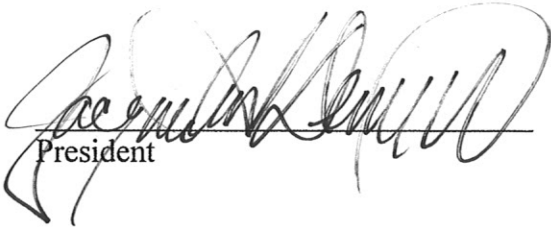
Section 2: The following language shall be added to paragraph 3 of the Declaration for Phase I of the Heights of North Park:

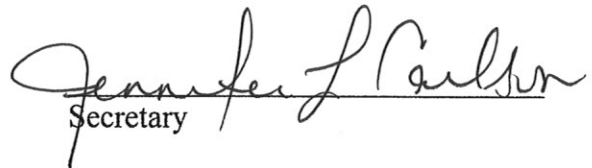
“All dwelling structures on the Lots shall have attached or integral garages of such width to park at least two (2) standard sized automobiles side by side.”

Section 3: Except to the extent inconsistent herewith, all remaining provisions of the governing documents for Phase I of the Heights of North Park, as amended from time to time, shall remain in full force and effect as this Amendment is intended to be limited in scope.

Section 4: This Amendment shall become effective upon the date of recording with the Allegheny County Department of Real Estate (formerly known as the Allegheny County Recorder of Deeds Office).

IN WITNESS WHEREOF, the undersigned officers for Phase I of the Heights of North Park hereby execute the within Amendment this 2 day of July, 2020, duly adopted upon the consent of one hundred and one (101) Owners entitled to cast a vote for Phase I of the Heights of North Park.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

