

A

**FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR
CHESTNUT GROVE PLANNED COMMUNITY**

THIS FIRST AMENDMENT is made this 20th day of July, 2012, by **E & E CHESTNUT DEVELOPERS LLC**, a Pennsylvania limited liability company ("Declarant").

WITNESSETH:

WHEREAS, pursuant to a certain Master Declaration of Covenants, Conditions, Reservations and Restrictions for Chestnut Grove Planned Community, dated July 21, 2005, and recorded on August 1, 2005, in the Recorder of Deeds Office of Butler County at Instrument No. 200508010020570 (the "Declaration"), Declarant submitted to the provisions of the Pennsylvania Uniform Planned Community Act (68 Pa. C.S.A. §5101 et. seq.) (the "Act") certain real estate described in Exhibit "A" to the Declaration and created a flexible planned community known as Chestnut Grove Planned Community (the "Planned Community"); and

WHEREAS, pursuant to Article VII, Section 7.3 and 7.5 of the Declaration, Declarant reserved an option to add to the Planned Community all or a portion of the "Additional Real Estate" described on Exhibit 7.5 to the Declaration, without the consent of any Unit Owner or holder of any mortgage on any Unit; and

WHEREAS, Declarant now desires to add to the Planned Community the Additional Real Estate described in Exhibit "A" attached hereto and referred to herein as the "First Addition to Planned Community;" and

WHEREAS, all capitalized terms used herein which are not defined herein shall have the meaning specified in the Declaration.

NOW, THEREFORE, pursuant to the provisions of the Act, Declarant hereby submits to the provisions of the Act the First Addition to Planned Community, including all of the buildings and improvements erected thereon and declares that the same shall be and constitute a part of the Planned Community. Declarant further declares, pursuant to the Act, that the Declaration is hereby amended as follows:

1. The real estate described on Exhibit "A" attached hereto shall be subject to the provisions of the Declaration including all rights and obligations contained in the Declaration.
2. Any Lots or Units that are developed on any of the Additional Real Estate described in Exhibit "A" shall be subject to the Declaration Lots or Units created within the Additional Real Estate.
3. Except as specifically amended hereby, the Declaration remains in full force and effect in accordance with its terms.

EXHIBIT "A"
Additional Real Estate

Parcel One

ALL THAT CERTAIN tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot No. 1 in the Cornerstone Family Services Subdivision Plan recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 269, Pages 37-39.

Parcel Two

ALL THAT CERTAIN tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot No. 6 in the Cornerstone Family Services Subdivision Plan recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 269, Pages 37-39.

Parcel Three

ALL THAT CERTAIN tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot No. 1 in the Property Subdivision For Robert E. Cashdollar, Sr. recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 115, Page 4 (Tax Map Parcel 3F80-28).

Parcel Four

ALL THAT CERTAIN tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot No. 2 in the Property Subdivision for Robert E. Cashdollar, Sr. recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 115, Page 4 (Tax Map Parcel 3F80-28B2).

Parcel Five

ALL THAT CERTAIN tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot No. 3 in the Property Subdivision For Robert E. Cashdollar, Sr. recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 115, Page 4 (Tax Map Parcel 3F80-28B3).

Parcel Six

ALL THAT CERTAIN tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot No. 4 in the Property Subdivision For Robert E. Cashdollar, Sr. recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 115, Page 4 (Tax Map Parcel 3F80-28B4).

Parcel Seven

ALL THAT CERTAIN tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot No. 4 in the Cornerstone Family Services Subdivision Plan recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 269, Pages 37-39 and being Lot #4 in the E & E Chestnut Developers, LLC Revised Subdivision recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 281, Page 17.

Parcel Eight

ALL THAT CERTAIN tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot No. 5 in the Cornerstone Family Services Subdivision Plan recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 269, Pages 37-39 and being Lot #5 in the E & E Chestnut Developers, LLC Revised Subdivision recorded in the Recorder of Deeds Office of Butler County at Plan Book Volume 281, Page 17.