



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

Instrument Number: 2014-3833

BK-DE VL-15517 PG-528

Recorded On: February 19, 2014 As-Deed Agreement

Parties: VILLAGE AT MARSHALL RIDGE

To VILLAGE AT MARSHALL RIDGE

of Pages: 12

Comment: FIRST AMENDMENT

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

Deed Agreement 150.00
0
0
Total: 150.00

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No
NOT A DEED OF TRANSFER EXEMPT
Value

Certified On/By-> 02-19-2014 / B K
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: 2014-3833
Receipt Number: 2570370
Recorded Date/Time: February 19, 2014 10:40:57A
Book-Vol/Pg: BK-DE VL-15517 PG-528
User / Station: S Kubiak - Cash Super 07

PAUL G WITKOVITZ
772 PINE VALLEY DR
PITTSBURGH PA 15239



Jerry Tyskiewicz
Jerry Tyskiewicz, Acting Manager
Rich Fitzgerald, County Executive

11

FIRST AMENDMENT TO THE DECLARATION
OF VILLAGE AT MARSHALL RIDGE
A Planned Community

WHEREAS, pursuant to the Declaration of Village at Marshall Ridge, a Planned Community, dated October 19, 2013, filed of record in the Recorder's Office of Allegheny County, Pennsylvania Deed Book Volume 15046, Page 57 (the "Declaration") (hereinafter all capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration unless specifically modified herein), Eighty-Four Associates, L.P., a Pennsylvania limited partnership ("Declarant") submitted certain Real Estate to the Pennsylvania Uniform Planned Community Act (the "Act"); and

WHEREAS, Exhibit "A" of the Homeowners Declaration contained the legal description of the Real Estate submitted to the Homeowners Declaration; and

WHEREAS, Declarant has reduced the number of lots in the development therefore Lot 606 has been deleted from the previously declared Real Estate to the Homeowners Community and Exhibit "C" of the Declaration contains the Identifying Numbers of Each Unit & Percentage Interests of the Community; and

WHEREAS, Exhibit "D" of the Declaration containing the Plats and Plans of the Community in which Lots 624, 626, 628, 630 and 632 were improperly labeled and the new Exhibit "D" will revise Lot Number 624 to 622, Lot Number 626 to 624, Lot Number 628 to 626, Lot Number 630 to 628, and Lot Number 632 to 630; and

WHEREAS, Exhibit "E" of the Homeowners Declaration contains the description of the Additional Real Estate which may be added to the Homeowners Community; and

WHEREAS, Declarant has determined to bring some of the already declared Additional Real Estate into the Homeowners Community; and

WHEREAS, Declarant inadvertently left a portion of a "red-lined" comment in Section 2.6.1 in the original recorded Declaration and now wishes to amend the Declaration by deleting a portion of Section 2.6.1.

WHEREAS, pursuant to Article XII of the Homeowners Declaration, and Section 5211 of the Act, Declarant has the right to bring none, all or some of the Additional Real Estate into the Homeowners Community; and

WHEREAS, by adding new real property to the Additional Real Estate, and by bringing some of the already declared Additional Real Estate into the Homeowners Community, the legal description of the submitted Real Estate on Exhibit "A" will change, the legal description of the Additional Real Estate on Exhibit "E" will change, the Identifying Numbers and Unit Percentages on Exhibit "C" will change, and the Homeowners Plats and Plans shown on Exhibit "D" must be modified to show the addition of new real property within the designation of Additional Real Estate,

Mail to:
PAUL WILKOVITZ
772 POWELL VALLEY DR.
Pgh Pa 15239

and to show the change in designation of some of the Additional Real Estate to Real Estate submitted to the Homeowners Community; and

NOW, THEREFORE, pursuant to the Homeowners Declaration and the Act, the Declarant hereby declares:

1. The foregoing preambles are incorporated herein and made a part hereof.
2. Amendments

A. Exhibit "A" of the Homeowners Declaration is hereby deleted and Exhibit "A" attached hereto is substituted in its stead.

B. Exhibit "C" of the Homeowners Declaration is hereby deleted and Exhibit "C" attached hereto is substituted in its stead.

C. Exhibit "D" of the Homeowners Declaration is hereby deleted and Exhibit "D" attached hereto is substituted in its stead.

D. Exhibit "E" of the Homeowners Declaration is hereby deleted and Exhibit "E" attached hereto is substituted in its stead.

E. Lots 700, 702, 704, 706, 708, 710, 712, 714, 716, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 815, and 817, are hereby created as part of the Homeowners Community.

F. Section 2.6.1(a) of the Homeowners Declaration is hereby deleted in its entirety and the following substituted in its stead:

2.6.1 a. Property insurance on the Common Elements, insuring against all common risks of direct physical loss. The total amount of insurance after application of any deductibles shall be not less than one hundred (100%) percent of the replacement cost of the insured property, exclusive of land, excavations, foundations and other items normally excluded from property policies (assessed against Units containing a residence occupied at least once).

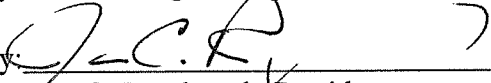
3. REAFFIRMATION. In all other respects, the Declaration is affirmed and unmodified.

IN WITNESS WHEREOF, this First Amendment to Homeowners Declaration is filed by Eighty-Four Associates, L.P. on the 11th day of February, 2014.

ATTEST:



Eighty-Four Associates, L.P.,
a Pennsylvania limited partnership
By: The Meritage Group, Inc., General Partner

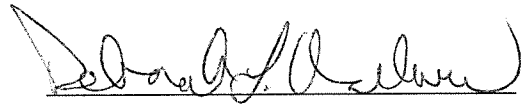
By: 
James C. Rumbaugh, President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

BEFORE ME, the undersigned Notary Public, in and for said County and Commonwealth, personally appeared James C. Rumbaugh, who, being duly sworn according to law, deposes and says that he is the President of The Meritage Group, Inc., a Pennsylvania Corporation, which serves as the General Partner of Eighty-Four Associates, L.P., a Pennsylvania Limited Partnership, and that, being authorized to do so, he executed the foregoing First Amendment to Declaration of Village of Marshall Ridge, a Planned Community, for the purposes contained therein.

February 11, 2014

Date



Notary Public

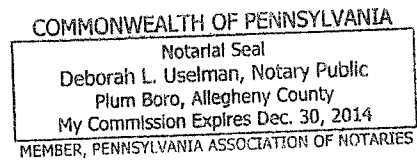




EXHIBIT A

REAL ESTATE

EXHIBIT C

IDENTIFYING NUMBERS AND PERCENTAGE INTERESTS OF EACH UNIT

EXHIBIT D

PLATS AND PLANS

EXHIBIT E

ADDITIONAL REAL ESTATE

Exhibit A

REAL ESTATE

**Village At Marshall Ridge
Townhome Units**

All those certain Townhome Units located in Marshall Township, County of Allegheny and Commonwealth of Pennsylvania, said Lots being designated as:

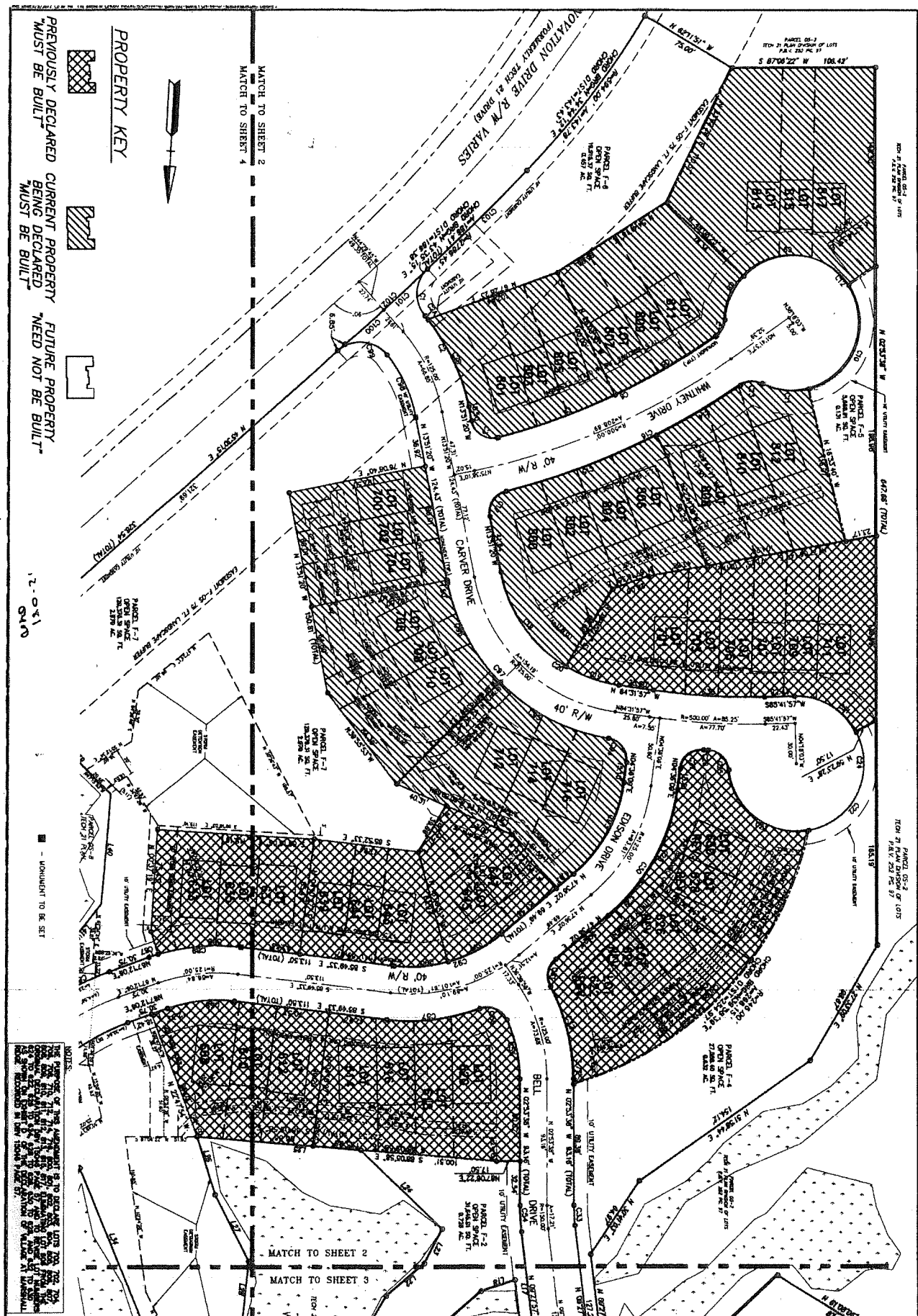
Lots 700, 702, 704, 706, 708, 710, 712, 714, 716, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 815, and 817.

On the Plots & Plans for the Village at Marshall Ridge, recorded in Plan Book Volume 274, page 141 in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania.

EXHIBIT C
IDENTIFYING NUMBERS OF EACH UNIT & PERCENTAGE INTERESTS

<u>Parcel</u>	<u>Address</u>	<u>Percent</u>	<u>Parcel</u>	<u>Address</u>	<u>Percent</u>
600	600 Edison Drive	0.9709%	701	701 Carver Drive	0.9709%
602	602 Edison Drive	0.9709%	703	703 Carver Drive	0.9709%
604	604 Edison Drive	0.9709%	705	705 Carver Drive	0.9709%
601	601 Edison Drive	0.9709%	707	707 Carver Drive	0.9709%
603	603 Edison Drive	0.9709%	709	709 Carver Drive	0.9709%
605	605 Edison Drive	0.9709%	711	711 Carver Drive	0.9709%
607	607 Edison Drive	0.9709%	628	628 Edison Drive	0.9709%
609	609 Edison Drive	0.9709%	630	630 Edison Drive	0.9709%
611	611 Edison Drive	0.9709%	622	622 Edison Drive	0.9709%
613	613 Edison Drive	0.9709%	624	624 Edison Drive	0.9709%
615	615 Edison Drive	0.9709%	626	626 Edison Drive	0.9709%
617	617 Edison Drive	0.9709%	614	614 Edison Drive	0.9709%
619	619 Edison Drive	0.9709%	616	616 Edison Drive	0.9709%
621	621 Edison Drive	0.9709%	618	618 Edison Drive	0.9709%
623	623 Edison Drive	0.9709%	620	620 Edison Drive	0.9709%
625	625 Edison Drive	0.9709%	608	608 Edison Drive	0.9709%
627	627 Edison Drive	0.9709%	610	610 Edison Drive	0.9709%
629	629 Edison Drive	0.9709%	612	612 Edison Drive	0.9709%
631	631 Edison Drive	0.9709%	944	944 Bell Drive	0.9709%
633	633 Edison Drive	0.9709%	946	946 Bell Drive	0.9709%
635	635 Edison Drive	0.9709%	948	948 Bell Drive	0.9709%
637	637 Edison Drive	0.9709%	950	950 Bell Drive	0.9709%
639	639 Edison Drive	0.9709%	936	936 Bell Drive	0.9709%
641	641 Edison Drive	0.9709%	938	938 Bell Drive	0.9709%
643	643 Edison Drive	0.9709%	940	940 Bell Drive	0.9709%
645	645 Edison Drive	0.9709%	942	942 Bell Drive	0.9709%
647	647 Edison Drive	0.9709%	928	928 Bell Drive	0.9709%
712	712 Carver Drive	0.9709%	930	930 Bell Drive	0.9709%
714	714 Carver Drive	0.9709%	932	932 Bell Drive	0.9709%
716	716 Carver Drive	0.9709%	934	934 Bell Drive	0.9709%
706	706 Carver Drive	0.9709%	922	922 Bell Drive	0.9709%
708	708 Carver Drive	0.9709%	924	924 Bell Drive	0.9709%
710	710 Carver Drive	0.9709%	926	926 Bell Drive	0.9709%
700	700 Carver Drive	0.9709%	916	916 Bell Drive	0.9709%
702	702 Carver Drive	0.9709%	918	918 Bell Drive	0.9709%
704	704 Carver Drive	0.9709%	920	920 Bell Drive	0.9709%
801	801 Whitney Drive	0.9709%	908	908 Bell Drive	0.9709%
803	803 Whitney Drive	0.9709%	910	910 Bell Drive	0.9709%
805	805 Whitney Drive	0.9709%	912	912 Bell Drive	0.9709%
807	807 Whitney Drive	0.9709%	914	914 Bell Drive	0.9709%
809	809 Whitney Drive	0.9709%	900	900 Bell Drive	0.9709%
811	811 Whitney Drive	0.9709%	902	902 Bell Drive	0.9709%
813	813 Whitney Drive	0.9709%	904	904 Bell Drive	0.9709%
815	815 Whitney Drive	0.9709%	906	906 Bell Drive	0.9709%
817	817 Whitney Drive	0.9709%	901	901 Bell Drive	0.9709%
808	808 Whitney Drive	0.9709%	903	903 Bell Drive	0.9709%
810	810 Whitney Drive	0.9709%	905	905 Bell Drive	0.9709%
812	812 Whitney Drive	0.9709%	907	907 Bell Drive	0.9709%
800	800 Whitney Drive	0.9709%	909	909 Bell Drive	0.9709%
802	802 Whitney Drive	0.9709%	911	911 Bell Drive	0.9709%
804	804 Whitney Drive	0.9709%	913	913 Bell Drive	0.9709%
806	806 Whitney Drive	0.9709%			

EXHIBIT D



PROPERTY KEY

PREVIOUSLY DECLARED CURRENT PROPERTY "MUST BE BUILT"

FUTURE PROPERTY "NEED NOT BE BUILT"

17-0-011
0410

UNCONTRACTED TO BE SET

NOTES:
1. THE TOTAL AREA OF THIS DEVELOPMENT IS TO BE APPROXIMATELY 100 ACRES.
2. THE TOTAL AREA OF THIS DEVELOPMENT IS TO BE APPROXIMATELY 100 ACRES.
3. THE TOTAL AREA OF THIS DEVELOPMENT IS TO BE APPROXIMATELY 100 ACRES.
4. THE TOTAL AREA OF THIS DEVELOPMENT IS TO BE APPROXIMATELY 100 ACRES.

VILLAGE AT MARSHALL
PLOTS AND PLANS
FIRST AMENDMENT
EXHIBIT "D"

PROJECT NO. 24444.07 Date: 01/28/2014

THE MERRITAGE GROUP L.P.
The Merritage Group L.P.
772 Pine Valley Drive
Pittsburgh, PA 15228

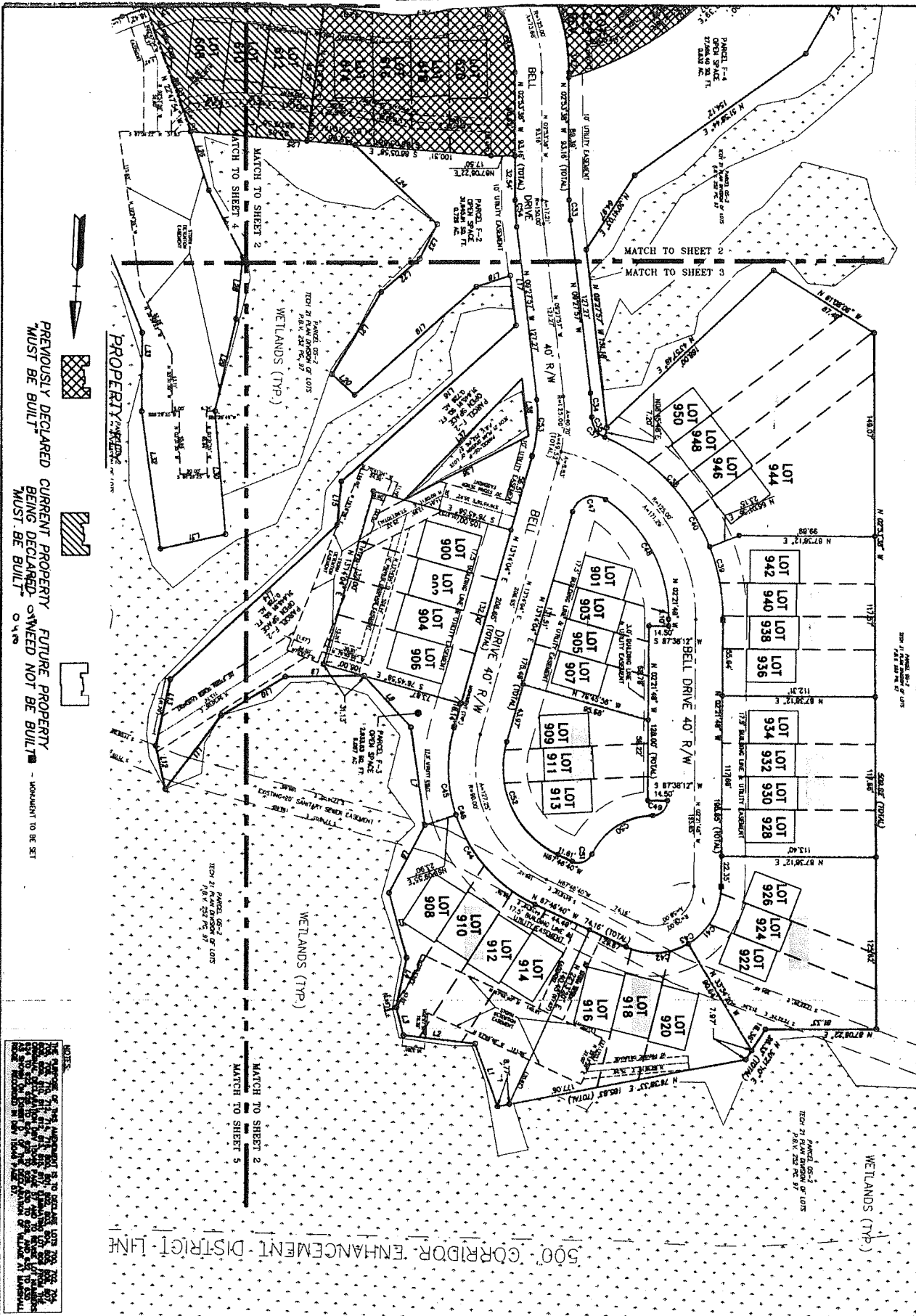
EIGHTY-FOUR ASSOCIATES, L.P.
MARSHALL TOWNSHIP - ALLEGHENY COUNTY - PA

1 inch = 30 ft.

REV	DATE	DESCRIPTION	BY
1	04-30-13	ADDED 05-20-13 TURNUP COMMENTS	RLB
2	08-04-13	ADDED 05-14-13 TURNUP COMMENTS	RLB

8-601-2
Sheet 1 of 4

EXHIBIT D



PREVIOUSLY DECLARED CURRENT PROPERTY - MUST BE BUILT
 FUTURE PROPERTY - MONUMENT TO BE SET
 MUST BE BUILT

THE COLOR OF THIS AMENDMENT IS TO IDENTIFY THE LOTS FOR THE PURPOSES OF THE ZONING ORDINANCE. THE COLOR OF THE LOTS IS NOT TO BE USED AS A GUIDE TO THE LOCATION OF ANY MONUMENT TO BE SET AT THE TIME OF THE CONSTRUCTION OF THE LOTS.

500' CORRIDOR ENHANCEMENT DISTRICT LINE

8-607-3
 Sheet 2 of 4

VILLAGE AT MARSHALL
 PLOTS AND PLANS
 FIRST AMENDMENT
 EXHIBIT "D"
 PROJECT NO. 24144.07 Date: 01/28/2014

THE HERITAGE GROUP L.P.
 Prepared By
 The Heritage Group L.P.
 700 N. York Ave.
 Philadelphia, PA 19106
 PH 781-287-0200
 FX 781-287-0200

EIGHTY-FOUR ASSOCIATES, L.P.
 MARSHALL TOWNSHIP - ALLEGHENY COUNTY - PA
 I inch = 80 ft.

NO.	DATE	DESCRIPTION	BY
1	04-30-12	ADDRESSED 03-20-12 TOWNSHIP COMMENTS	RLB
2	05-04-12	ADDRESSED 05-14-12 TOWNSHIP COMMENTS	RLB

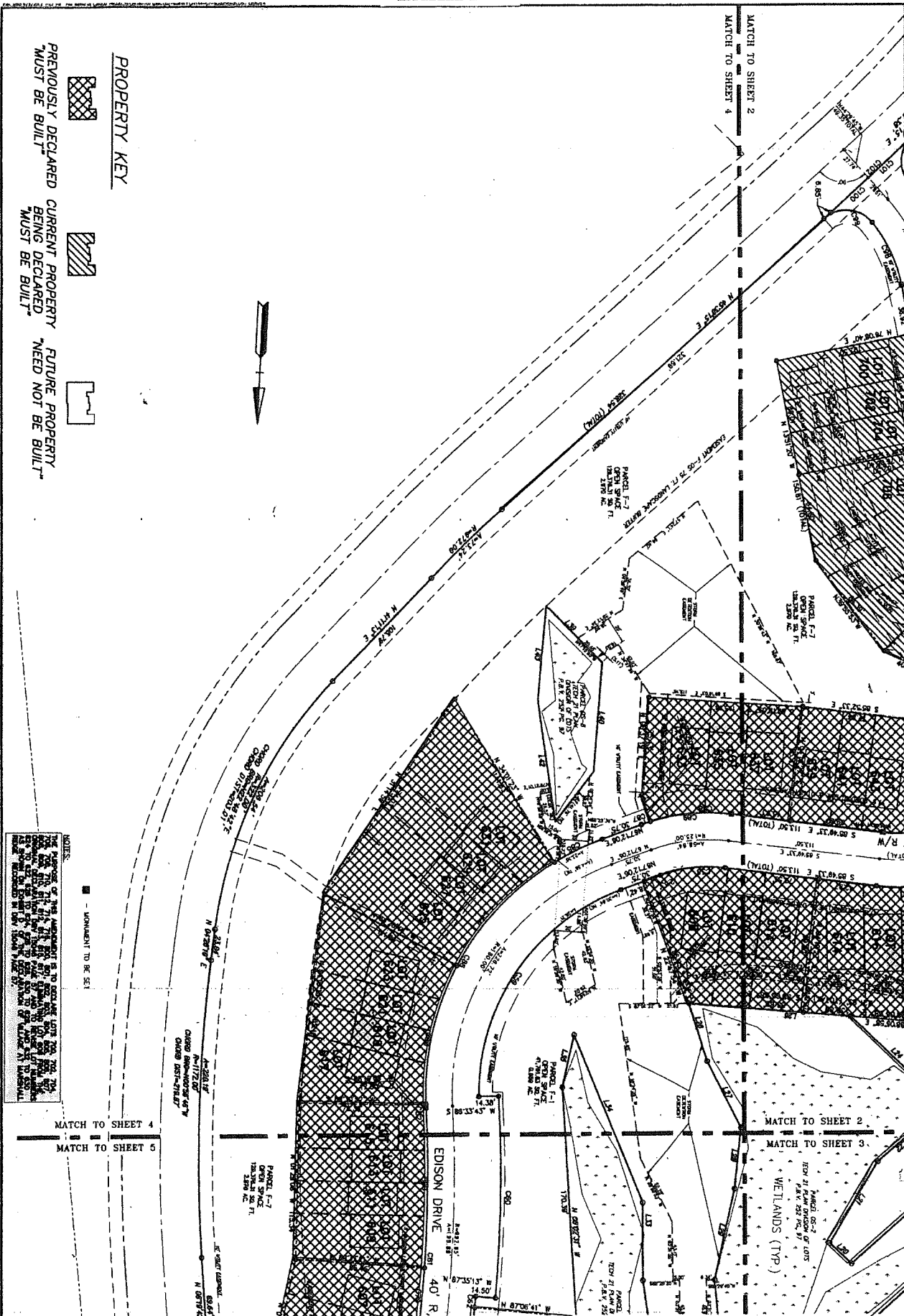
EXHIBIT D

PROPERTY KEY

PREVIOUSLY DECLARED
"MUST BE BUILT"

CURRENT PROPERTY
BEING DECLARED
"MUST BE BUILT"

FUTURE PROPERTY
NEED NOT BE BUILT



NOTES

1. THE PURPOSE OF THIS AMENDMENT IS TO RECALCULATE THE TOTAL AREA OF THE PLOTS AND PLANS FIRST AMENDMENT EXHIBIT "D".

2. THE TOTAL AREA OF THE PLOTS AND PLANS FIRST AMENDMENT EXHIBIT "D" IS 1,234,567.89 SQ. FT.

3. THE TOTAL AREA OF THE PLOTS AND PLANS FIRST AMENDMENT EXHIBIT "D" IS 1,234,567.89 SQ. FT.

4. THE TOTAL AREA OF THE PLOTS AND PLANS FIRST AMENDMENT EXHIBIT "D" IS 1,234,567.89 SQ. FT.

MATCH TO SHEET 4

MATCH TO SHEET 5

MATCH TO SHEET 2

MATCH TO SHEET 3

VILLAGE AT MARSHALL
PLOTS AND PLANS
FIRST AMENDMENT
EXHIBIT "D"

THE MERITAGE GROUP L.P.

Prepared by
The Meritage Group L.P.
720 N. Park Ave. Suite 200
Pittsburgh, PA 15212
Phone: 724-782-4200
Fax: 724-782-4205

EIGHTY-FOUR ASSOCIATES, L.P.

MARSHALL TOWNSHIP - ALLEGHENY COUNTY - PA

Scale: 1 inch = 80 ft.

NO.	DATE	DESCRIPTION	BY
1	04-20-12	ADDED 05-20-12 TOWNSHIP ORDINANCE	R.L.
2	06-06-12	ADDED 05-14-12 TOWNSHIP ORDINANCE	R.L.

12-091 ONM

Sheet 3 of 4
8-607-4

PROJECT NO. 24144.07 Date: 01/28/2014

Exhibit E

ADDITIONAL REAL ESTATE

**Village At Marshall Ridge
Townhome Units**

All those certain Townhome Units located in Marshall Township, County of Allegheny and Commonwealth of Pennsylvania, said Lots being designated as:

Lots 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, and 950.

On the Plots & Plans for the Village at Marshall Ridge, recorded in Plan Book Volume 274, page 141 in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania.