



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

Instrument Number: 2021-12867

BK-DE VL-18414 PG-594

Recorded On: April 28, 2021

As-Deed Agreement

Parties: VILLAGE AT MARSHALL RIDGE

To VILLAGE AT MARSHALL RIDGE

of Pages: 4

Comment: AMEND 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		Certified On/By-> 04-27-2021 / Al Matthews	
NOT A DEED OF TRANSFER		EXEMPT	CONDO DECLARATION
Value	0.00		

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: 2021-12867
Receipt Number: 3925252
Recorded Date/Time: April 28, 2021 03:43:31P
Book-Vol/Pg: BK-DE VL-18414 PG-594
User / Station: L Manuel - CASH 02

LISA M BURKHART ESQUIRE
310 GRANT ST
SUITE 1109
PITTSBURGH PA 15219



Jerry Tyskiewicz
Jerry Tyskiewicz, Director
Rich Fitzgerald, County Executive

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AMENDMENT TO THE DECLARATION OF
VILLAGE AT MARSHALL RIDGE, A PLANNED COMMUNITY

WHEREAS, Village at Marshall Ridge Homeowners Association (the "Association") is a planned community located in Township of Marshall, Allegheny County, Pennsylvania, and was created and declared pursuant to the Uniform Planned Community Act of Pennsylvania, 68 Pa. C.S. 5101, *et. seq.*, (the "Act") by the recording of the Declaration of Village at Marshall Ridge, a Planned Community at the Allegheny County Department of Real Estate at Deed Book Volume 15046, Page 57, as amended by the First Amendment to the Declaration of Village at Marshall Ridge, a Planned Community, recorded at the Allegheny County Department of Real Estate at Deed Book Volume 15517, Page 528, as amended by the Second Amendment to the Declaration of Village at Marshall Ridge, a Planned Community, recorded at the Allegheny County Department of Real Estate at Deed Book Volume 15870, Page 207, as amended by the Third Amendment to the Declaration of Village at Marshall Ridge, a Planned Community, recorded at the Allegheny County Department of Real Estate at Deed Book Volume 16160, Page 95 (hereinafter "the Declaration"); and

WHEREAS, the business and affairs of Village at Marshall Ridge Homeowners is governed by an Executive Board and except to the extent prohibited by law, or the Declaration or By-Laws, the Executive Board has authority to act in all instances on behalf of the Association; and

WHEREAS, in the performance of its duties, the Executive Board has reached an agreement with the Declarant, Eighty-Four Associates, L.P., to remove all references to and eliminate all liability of the Association related to the "Capital Costs Reimbursement" fees assessed against the Association by the Declarant for certain capital costs said to be incurred by the Declarant relative to the Property; and

WHEREAS, Article V, Section 5.1 of the Declaration provides that the Declaration may be amended in accordance with the provisions of Section 5219 of the Act; and

WHEREAS, pursuant to Section 5219 of the Act, the Declaration may be amended upon an affirmative vote of no less than sixty-seven (67%) of the Unit Owners of the Association and said Amendment shall become effective upon the recording of the same; and

WHEREAS, at least sixty-seven (67%) percent of the Unit Owners of the Association have voted in favor of this Amendment to the Declaration.

NOW THEREFORE, the Declaration is hereby amended as follows:

FIRST: The above recitals are incorporated herein by reference.

SECOND: Article I, Section 1.3.3(i) "Capital Costs Reimbursement" is hereby deleted in its entirety.

THIRD: Article III, Section 3.3.7 "Capital Costs Reimbursement" is hereby deleted in its entirety.

FOURTH: Article VIII, Section 8.7.6 "The Capital Costs Reimbursement" is hereby deleted in its entirety.

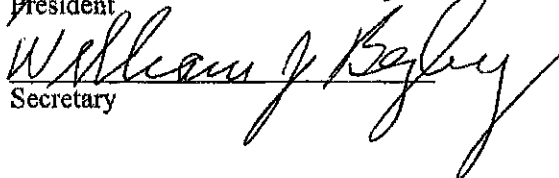
FIFTH: The purpose of this Amendment is to confirm that effective January 1, 2020, all liability for the "Capital Costs Reimbursement" is eliminated, and all references to the assessment or obligation for Capital Costs Reimbursement or similar fee to be assessed by the Declarant against the Association shall be removed from the Declaration, By-Laws and/or Rules and Regulations. This Amendment shall have no effect on prior payments of the subject fees to the Declarant and no claim shall be made by the Association against the Declarant for a refund of any such prior payments.

SIXTH: Except to the extent of any inconsistency herewith, all of the remaining provisions of the Declaration of Village at Marshall Ridge Homeowners Association shall remain in full force and effect.

Adopted this 10TH day of MARCH, 2021.

Village at Marshall Ridge Homeowners Association:


President


Secretary

CERTIFICATE

We, JONATHAN C. OLSON President of Village at Marshall Ridge Homeowners Association, and WILLIAM J. BEGLEY Secretary of the Village at Marshall Ridge Homeowners Association hereby certify that the foregoing Amendment to the Declaration has been consented to by at least 67% of the Unit Owners entitled to cast a vote at the Association.

Dated this 10th day of MARCH, ~~2020~~ ²⁰²¹.

Village at Marshall Ridge Homeowners Association:

[Signature]
President
[Signature]
Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Allegheny)

On this, the 10th day of march, ~~2020~~ ²⁰²¹, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Jonathan C. Olson President and William J. Begley, Secretary, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: April 30, 2023

Mail To: Lisa M. Burkhart, Esquire
310 Grant Street, Suite 1109
Pittsburgh, PA 15219

Commonwealth of Pennsylvania - Notary Seal
Marcy Lansberry, Notary Public
Allegheny County
My commission expires April 30, 2023
Commission number 1290370
Member, Pennsylvania Association of Notaries