

31-2295486-348084



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**THIRTY- FIFTH AMENDMENT TO  
DECLARATION OF THE TOWNES  
IN THE VILLAGE AT SPRINGBROOK FARMS, A CONDOMINIUM**

This Thirty- fifth Amendment is made this 30th day of October 2017, by The Townes in the Village at Springbrook Farms Condominium Association, Inc. (herein referred to as "Association") through its Executive Board (the "Executive Board").

**BACKGROUND**

Pursuant to a Declaration of Condominium of The Townes in the Village at Springbrook Farms, a Condominium recorded by Declarant on November 4, 2004 in the Office of the Recorder of Deeds of Lebanon County, Pennsylvania, in Book 2053, Page 8560, last amended by the Thirty- Fourth Amendment to the Declaration of The Townes in Village at Springbrook Farms, a Condominium, recorded in the Office of the Recorder of Deeds of Lebanon County, Pennsylvania in Book 2236, Page 9621 (the "Declaration"), the Declarant submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. §3101 et seq., as amended (the "Act"), certain real estate, together with the buildings and improvements thereon erected and the easements, rights and appurtenances thereunto belonging, and created a flexible condominium known as The Townes in the Village at Springbrook Farms, a Condominium (the "Condominium"), which is located in South Londonderry Township, Lebanon County, Pennsylvania.

Section 12.2 of the Declaration and §3219(a) of the Act allows the Declaration to be amended with the approval of sixty-seven percent (67%) of all Unit Owners.

The Secretary of the Executive Board hereby certifies that the required approvals have been received from at least sixty-seven percent (67%) of all Unit Owners.

All capitalized terms used herein that are not defined, shall have the meaning specified in the Declaration or the Act.

NOW, THEREFORE, intending to be legally bound, the Executive Board does hereby amend the Declaration as follows:

1. Section 6.1.G of the Declaration (as added by the Eighteenth Amendment to the Declaration of The Townes in the Village at Springbrook Farms, a Condominium, recorded in the Office of the Recorder of Deeds of Lebanon County in Record Book 2145, Page 3886) is deleted in its entirety and replaced with the following:

**6.1.G. Exterior of Units.** The Association shall be responsible for the maintenance, repair and replacement of the exterior walls, roofs, gutters, shutters, downspouts siding and exterior lights of each Unit. The

costs of this maintenance, repair or replacement shall be a General Common Expense.

2. The following Section 6.1.H is added:

6.1.H. **Driveways, Walkways, Steps, Porches and Patios.** The Association shall be responsible for the normal repairs and replacement of driveways, including the periodic resealing of driveways. The frequency of resealing driveways will be determined by the Executive Board, in their reasonable discretion. The costs of resealing driveways will be a General Common Expense. The Association shall also be responsible for normal repairs and replacement of walkways, steps, porches and patios. These costs shall be a General Common Expense.

3. The following Section 6.1.I is added:

6.1.I. **Snow Removal.** Each Unit Owner is responsible for the removal of snow and ice from his or her driveway and walkways, including the front porch or steps.

4. Section 6.4 of the Declaration is deleted in its entirety and replaced by the following:

6.4 **Maintenance of Limited Common Elements.** Except as specifically provided in Section 6.1, Unit Owners shall be responsible for all of the maintenance, repair and replacement of Limited Common Elements. This includes, without being limited by, all exterior doors, windows, garage doors, and any other fixture designed to serve a single Unit, but located outside the Unit's boundaries. Maintenance, repairs and replacement of these items must be approved by the Executive Board to ensure that the repairs and replacements are consistent with the appearance, material quality, workmanship, etc. of the Condominium.

5. The following Section 6.6 is added:

6.6 **Assessment of General Common Expenses to Unit Owner.** If any General Common Expense is caused by the negligence or misconduct of any Unit Owner, the Association may assess that expense exclusively against his or her Unit.

6. Except as specifically amended hereby, all other terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Thirty-Fifth Amendment to Declaration on the day and year first above written.

EXECUTIVE BOARD OF  
THE TOWNES IN THE VILLAGE AT  
SPRINGBROOK FARMS  
CONDOMINIUM ASSOCIATION, INC.

Witness/Attest:

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By: Merrill R. Shaffer  
Name: Merrill R. Shaffer  
Title: President

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF JUNIATA )

On this, the 30<sup>th</sup> day of October, 2017, before me, appeared Merrill R. Shaffer, who acknowledged himself/herself to be the President of the Executive Board of The Townes in the Village at Springbrook Farms Condominium Association, Inc., and that he/she as such President, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President.

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

Christi R. Partner  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Christi R. Partner, Notary Public  
Walker Twp., Juniata County  
My Commission Expires May 3, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



COUNTY OF LEBANON  
RECORDER OF DEEDS  
Donna J. Lutz, Recorder  
400 South 8th Street Room 107  
Lebanon, Pennsylvania 17042-6794

Instrument Number - 201714620  
Recorded On 10/30/2017 At 11:37:22 AM

Book - 2242 Starting Page - 8556  
\* Total Pages - 4

\* Instrument Type - AMENDMENT

Invoice Number - 296695

\* Grantor - TOWNES IN THE VILLAGE AT SPRINGBROOK FARMS

\* Grantee - TOWNES IN THE VILLAGE AT SPRINGBROOK FARMS

\* FEES

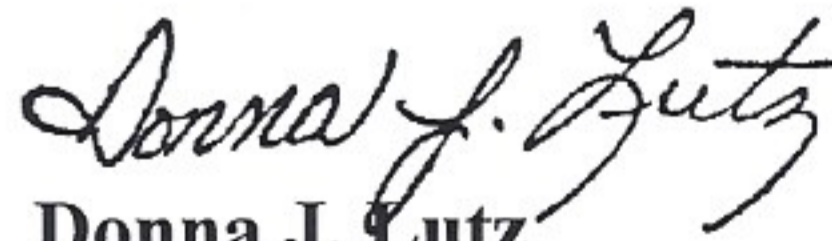
STATE WRIT TAX	\$0.50
RECORDING FEES -	\$15.00
RECORDER OF DEEDS	
PARCEL CERTIFICATION	\$10.00
FEE	
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$30.50

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of Lebanon County, Pennsylvania.

  
Donna J. Lutz  
Recorder of Deeds



\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

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