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**NINTH AND TENTH AMENDMENTS TO DECLARATION OF
CONDOMINIUM FOR VILLAS OF ARDEN MILLS**

Vol. _____

Page _____

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Mail To:

Matthew D. Racunas, Esquire
1714 Lincoln Way
White Oak, PA 15131
412-664-4433

Commonwealth of Pennsylvania :
County of Washington : SS.

Recorded on this _____ day of _____ A.D. 2011, in the Recorder's
Office of the said County, in Deed Book Vol. _____, page _____.

Given under my hand and the seal of the said office the day and year aforesaid.

DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania

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**NINTH AND TENTH AMENDMENTS TO DECLARATION OF CONDOMINIUM FOR
VILLAS OF ARDEN MILLS**

SUBJECT

WHEREAS, this 14th day of February 2011, the Villas of Arden Mills desires to amend Article VIII of the Declaration with regard to the right of Unit Owners to lease or sublease their Unit.

WHEREAS, the Villas of Arden Mills also desires to amend Article II and Article V of the Declaration with regard to the right of Unit Owners to install sun tunnels in their Unit.

BACKGROUND

WHEREAS, pursuant to a certain Declaration of Condominium dated April 24, 2006, executed by Hawthorne Arden, L.P., a Pennsylvania Limited Partnership ("Declarant") and recorded in the Recorder's Office of Washington County, Pennsylvania, at Instrument No. 200611212 (the "Declaration"), Declarant submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. § 3101 et seq. (the "Act") certain real estate described in Exhibit "A" to the Declaration and created a flexible condominium known as "Villas of Arden Mills" (the "Condominium") creating Phase 1, with Phase 2 created pursuant to the First Amendment to Declaration of Condominium recorded in the Recorder's Office of Washington County, Pennsylvania, at Instrument No. 200628595, with Phase 3 created pursuant to the Second Amendment to Declaration of Condominium recorded in the Recorder's Office of Washington County, Pennsylvania at Instrument No. 2007049418, with Phase 4 created pursuant to the Third Amendment to Declaration of Condominium recorded in the Recorder's Office of Washington County, Pennsylvania, at Instrument No. 200721705, with Convertible /Withdrawable Real Estate created from Additional Real Estate pursuant to the Fourth Amendment to Declaration of Condominium recorded in the Recorder's Office of Washington County, Pennsylvania at Instrument No. 200810152, with Phase 5 created pursuant to the Fifth Amendment to Declaration of Condominium recorded in the Recorder's Office of Washington County, Pennsylvania, at Instrument No. 200809996, with Phase 6 created pursuant to the Sixth Amendment to Declaration of Condominium recorded in the Recorder's Office of Washington County, Pennsylvania, at Instrument No. 200915393, with Phase 7 created pursuant to the Seventh Amendment to Declaration of Condominium recorded in the Recorder's Office of Washington County, Pennsylvania, at Instrument No. 200936277, and with Phase 8 created pursuant to the Eighth Amendment to Declaration of Condominium recorded in the Recorder's Office of Washington County, Pennsylvania, at Instrument No. 201019653.

WHEREAS, the Villas of Arden Mills Condominium was made subject to the Pennsylvania Uniform Condominium Act (68 PA C.S. §3101 et seq.) (the "Act") by Article I, Section 1.1 of the Declaration.

WHEREAS, the Declaration currently permits Unit Owners to lease or sublease their Unit subject to certain restrictions.

WHEREAS, the Executive Board has determined it to be in the best interest of the Association, to amend the Declaration with regard to the right of Unit Owners to lease or sublease their Unit.

WHEREAS, the Declaration currently prohibits Unit Owners from installing sun tunnels in their Unit.

WHEREAS, the Executive Board has determined it to be in the best interest of the Association, to permit Unit Owners to install sun tunnels in their Unit.

WHEREAS, an amendment to the Declaration may be accomplished by an amendment in accordance with Article XVII of the Declaration, by a vote of at least sixty-seven percent (67%) of the Unit Owners.

WHEREAS, At the time the following amendments are recorded in the Office of the Recorder of Deeds for Washington County, they shall have been approved by the at least sixty-seven percent (67%) of the Unit Owners as attested by the President of the Executive Board of the Association.

WHEREAS, the Condominium is currently comprised of the parcels as set forth in "Exhibit 1" attached hereto.

NOW THEREFORE, pursuant to Article XVII, the Declaration of Condominium for the Villas of Arden Mills Condominium is hereby amended as follows:

1. Article VIII (8.1) and (8.2) shall be deleted, and replaced with the following:

8.1 Rental Restriction. Notwithstanding any provision herein to the contrary, no Unit Owner shall enter into a lease, sublease, rental agreement or other similar conveyance of his Unit, except in cases of undue hardship approved by the Executive Board as set forth in Section 8.2.

8.2 Undue Hardship. The Executive Board shall be empowered to allow reasonable leasing of Units upon written application in order to avoid undue hardship on a Unit Owner. In the event a Unit Owner, due to medical or health reasons or other justifiable cause constituting a hardship, shall be unable to occupy his Unit and based on said hardship desires to lease his Unit, the Unit Owner shall make a written application to the Executive Board which may, by majority vote and subsequent to a review of the application, grant to the Unit Owner an exception to the general restriction on leasing. A lease approved by the Executive Board under this provision shall comply with the following: (1) The lease shall not permit subleasing or assignments; (2) No Unit may be leased for transient or hotel purposes or for any period less than six (6) months; (3) No Unit may be leased without a written lease agreement on a form approved by the Executive Board; (4) No Unit may be leased to other than a "family"; (5) A copy of the lease shall be furnished to the Executive Board within ten (10) days after execution thereof; (6) A breach of the Declaration, Bylaws or Rules and Regulations of the Condominium shall constitute a default under the lease and the lessee shall be bound by and subject to the Declaration, Bylaws and Rules and Regulations of the Condominium.

8.3 Current Leases. Leases that are in existence prior to the time the Rental Restriction set forth in Section 8.1 is adopted shall not be impaired, but shall be permitted to continue for the duration of the Lease term, not including renewals or extensions. Leases that are in existence prior to the time the Rental Restriction set forth in Section 8.1 is adopted shall not be renewed or extended.

2. All other provisions of the Declaration, not inconsistent herewith, shall remain in full force and effect and are unchanged hereby.

NOW THEREFORE, pursuant to Article XVII, the Declaration of Condominium for the Villas of Arden Mills Condominium is hereby further amended as follows:

1. The first sentence of Article V (5.1) (h), is deleted, and replaced with the following:

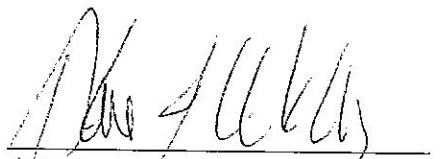

Architectural Controls. Installations which extend beyond the boundaries of the Unit into the Common Elements are not permitted, except for the installation of sun tunnels provided that the provisions of Section 5.2 are adhered to.

2. The Article II (2.7) (b), shall be amended to include the following provision:

The costs of maintenance and repairs of all sun tunnels installed in a Unit shall be the responsibility of the Owners of the Units to which said sun tunnels are installed.

3. All other provisions of the Declaration, not inconsistent herewith, shall remain in full force and effect and are unchanged hereby.

IN WITNESS WHEREOF, the undersigned, Anthony Maggio, President of the Executive Board of the Villas of Arden Mills Condominium, attests that these Amendments to the Declaration have been adopted and executed in accordance with the requirements of Article XVII of the Declaration.


Attest:

Title:

**EXECUTIVE BOARD
VILLAS OF ARDEN MILLS**


Anthony Maggio, President