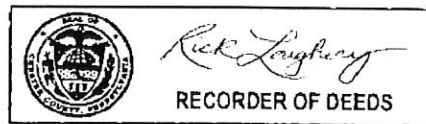


Prepared by:
Carl N. Weiner, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin



Return to:
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✓
UPI #: *Part Of 53-2-25.3*

**FIRST AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF COVENANTS AND EASEMENTS
FOR THE VILLAGE OF GLENWOOD**

THIS FIRST AMENDMENT TO DECLARATION is made on this 15th day of January, 2018 by **VILLAGE OF GLENWOOD HOMEOWNERS ASSOCIATION**, a Pennsylvania non-profit corporation (hereinafter referred to as the "Association"), a part of the **HERSHEY'S MILL HOMEOWNERS ASSOCIATION**.

RECITALS:

A. A Declaration of Covenants and Easements for the Village of Glenwood dated January 15, 1985 was recorded in the Office of Recorder of Deeds of Chester County in Deed Book 676, Page 183 (the "Initial Declaration"). Nine subsequent amendments were recorded.

B. An Amended and Restated Declaration of Covenants and Easements for the Village of Glenwood, dated March 27, 2014, was recorded in the Office of Recorder of Deeds of Chester County on May 14, 2014 in Deed Book 8923, Page 725 (the "Amended Declaration").

C. The Association has determined that there is an inconsistency in the Declaration regarding the form of voting permitted for amendments to the Amended Declaration.

D. The Association desires to clarify that voting on amendments to Declaration may occur in the same manner as provided in the Amended and Restated Bylaws adopted by Council.

NOW, THEREFORE, the Amended Declaration is hereby amended as follows:

Section 1. Section 15.4 of the Declaration is hereby amended to read as follows:

"Section 15.4 General Amendments. This Declaration and the Village Plan may be amended at any time or from time to time by the affirmative vote of at least 67% of all of the members of the Association; provided that no such amendment shall, without the consent of all Unit Owners affected, (a) reduce or


limit the right, title of interest of any Unit Owner in and to the Common Facilities or as a member of the Association; or (b) increase any Unit Owners' proportional share of the Common Expenses."


Section 2. RATIFICATION. Except as amended herein, all other terms and conditions of the Amended Declaration shall remain in full force and effect and the Amended Declaration is hereby ratified and confirmed.

IN WITNESS WHEREOF, the duly authorized officers of the Association, intending to be legally bound, have executed this First Amendment to Declaration on the day and year first written above.

Attest:

GLENWOOD VILLAGE HOMEOWNERS
ASSOCIATION


Robert Zink - SECY

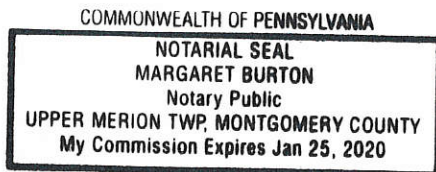
By: 
Print name: Karl Greutz
Title: President

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

On the 15 day of January A.D., 2018, before me, the undersigned officer, personally appeared Karl Greutz, who acknowledged himself/herself to be the President of VILLAGE OF GLENWOOD HOMEOWNERS ASSOCIATION, a Pennsylvania non-profit corporation, and as such Karl Greutz, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by himself/herself as President.

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



M. Burton
Notary Public

Exhibit "A"

UPI Numbers – The Village of Glenwood

<u>UPI</u>	<u>Address</u>	<u>UPI</u>	<u>Address</u>
53-2-704	607 Glenwood Lane	53-2-723	626 Glenwood Lane
53-2-705	608 Glenwood Lane	53-2-724	627 Glenwood Lane
53-2-706	609 Glenwood Lane	53-2-725	628 Glenwood Lane
53-2-707	610 Glenwood Lane	53-2-726	629 Glenwood Lane
53-2-708	611 Glenwood Lane	53-2-727	630 Glenwood Lane
53-2-709	612 Glenwood Lane	53-2-728	631 Glenwood Lane
53-2-710	613 Glenwood Lane	53-2-729	632 Glenwood Lane
53-2-711	614 Glenwood Lane	53-2-730	633 Glenwood Lane
53-2-712	615 Glenwood Lane	53-2-731	634 Glenwood Lane
53-2-713	616 Glenwood Lane	53-2-732	635 Glenwood Lane
53-2-714	617 Glenwood Lane	53-2-733	636 Glenwood Lane
53-2-715	618 Glenwood Lane	53-2-734	637 Glenwood Lane
53-2-716	619 Glenwood Lane	53-2-735	638 Glenwood Lane
53-2-717	620 Glenwood Lane	53-2-736	639 Glenwood Lane
53-2-718	621 Glenwood Lane	53-2-737	640 Glenwood Lane
53-2-719	622 Glenwood Lane	53-2-738	641 Glenwood Lane
53-2-720	623 Glenwood Lane	53-2-739	642 Glenwood Lane
53-2-721	624 Glenwood Lane	53-2-740	643 Glenwood Lane
53-2-722	625 Glenwood Lane		