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UPI Nos.: 53-2-704 ✓
(36 Additional UPI Numbers attached on Exhibit "A")

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

DSA

4/3/17
624.75
10/10
624.75

DOC # 11632288 10/01/2018 01:51 PM
Receipt #: 18-31959
Rec Fee: \$634.75

Chester County, Recorder of Deeds

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GILBERT E TOLL



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

THIS SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF GLENWOOD (the "Amendment") is made this 18th day of JUNE, 2018 by the Village of Glenwood Homeowners Association (the "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. An Amended and Restated Declaration of Covenants and Easements for the Village of Glenwood dated March 26, 2014 (the "Amended Declaration") was recorded on May 14, 2014 in Deed Book 8923, Page 725 which superceded the Initial Declaration along with the nine subsequent amendments. A First Amendment to Amended and Restated Declaration of Covenants and Easements for the Village of Glenwood dated January 15, 2018 was recorded on January 26, 2018 in Deed Book 9689, Page 1808.

B. Article IX, Section 9.2.4.f of the Amended Declaration provides that among the maintenance obligations of the Association are the "wells, piping and electric lines installed underground as part of the Energy Wells Systems providing heat and air conditioning to Units 607 to 612 as Controlled Facilities." This provision was based upon the description of an additional improvement to the Village land contained in the Fourth Amendment to the Initial Declaration. However, the described improvement was not made as a single system serving units 607 to 612. Rather six (6) individual wells, each with a



separate pump and wiring within the boundaries of the unit served, were installed, one well serving each unit.

C. To the extent that Association funds would be used to repair or maintain the individual wells, the expenses were to be assessed against the owner of the well requiring service pursuant to Section 5314 of the Pennsylvania Uniform Planned Community Act. As a result, there is no benefit to either the unit owner or the Association by requiring that the Association be responsible for the maintenance of the individual wells. Therefore Article IX of the Amended Declaration needs to be amended to provide for the inclusion of the maintenance of such wells as within the maintenance obligations of Unit Owners.

D. This Second Amended has been approved by the Unit Owners pursuant to Section 14.2 of the Amended Declaration.

NOW THEREFORE, the Amended Declaration is amended as follows:

1. Section 9.2.4.f of the Amended Declaration is deleted in its entirety. Subsections "g" through "k" are renumbered as Subsections "f" through "j".

2. The following Subsection is added to Section 9.1 of the Amended Declaration:

"9.1.14. Well equipment within the boundaries of the Units 607 to 612 including, without limitation, pumps and wiring and the wells connected thereto even if located more than three feet (3') from the exterior wall of a house."

3. Except as amended herein all other terms and conditions of the Amended Declaration and the First Amendment thereto shall remain in full force and effect.

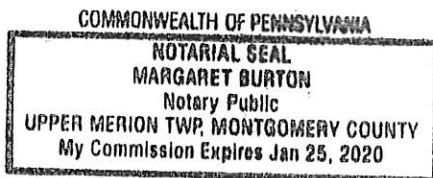


IN WITNESS WHEREOF, the President and Secretary of the Association have executed this Second Amendment to Amended and Restated Declaration of Covenants and Easements for the Village of Glenwood on the day and year first above written.

VILLAGE OF GLENWOOD HOMEOWNERS ASSOCIATION

By: Karl Greutz
Print Name: Karl Greutz
President

Attest: Robert B. Zink
Print Name: Robert Zink
Secretary



M. BURTON

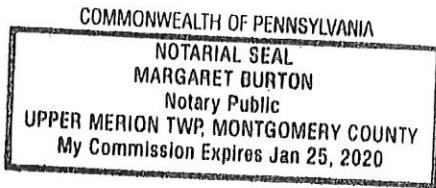
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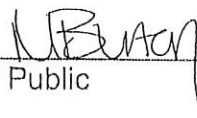


COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On the 18 day of June, 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 being authorized to do so, executed the foregoing instrument for the purposes therein contained by the signing the name of the Association as President.

IN WITNESS WHERE, I have set my hand and official seal.





Notary Public

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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		

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