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

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

THIS AMENDED AND RESTATED DECLARATION (the "Amended and Restated Declaration") is made on this 26th day of MARCH, 2014, by the **VILLAGE OF GLENWOOD HOMEOWNERS ASSOCIATION**, a Pennsylvania non-profit corporation (hereinafter referred to as the "Association").

WITNESSETH:

ARTICLE I AMENDMENT TO DECLARATION; DEFINED TERMS.

Section 1.1 Amendment of Declaration. This Amended and Restated Declaration is made pursuant to the provisions of the Pennsylvania Uniform Planned Community Act, Act 180 of 1996, Title 68 Pa. C.S.A. § 5101, *et seq.* (the "Act") for the purpose of submitting to the provisions of the said Act, the real estate more particularly described in Exhibit "A" attached hereto and made a part hereof located in East Goshen Township, Chester County, Pennsylvania (the "Property") together with all buildings, structures, improvements and other permanent fixtures of whatsoever kind located thereon. This Amended and Restated Declaration amends and supersedes the Declaration of Covenants and Easements for the Village of Glenwood dated January 15, 1985 and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book 676, Page 183 (the "Initial Declaration") as well as subsequent amendments to the Initial Declaration recorded as follows:

DOCUMENT	RECORDING DATE	RECORDING INFORMATION
First Amendment	December 27, 1989	Deed Book 1827, Page 455
Second Amendment	December 27, 1989	Deed Book 1827, Page 443
Third Amendment	November 25, 1992	Deed Book 3359, Page 84
Fourth Amendment	August 17, 1993	Deed Book 3606, Page 1433
Fifth Amendment	August 19, 1994	Deed Book 3799, Page 868
Sixth Amendment	July 29, 1997	Deed Book 4209, Page 1068
Seventh Amendment	July 13, 2000	Deed Book 4784, Page 793
Eighth Amendment		Not recorded.
Ninth Amendment	April 8, 2003	Deed Book 5641, Page 663

Section 1.2 Defined Terms. Capitalized terms not otherwise defined herein or in the Plats and Plans shall have the meanings specified or used in the Act. The following terms used or defined in general terms in the Act shall have the specific meaning herein as follows:

A. "Assessments" means a Unit's individual share of the anticipated expenses of the Association for each fiscal year as reflected in the budget adopted by Council for such year.



B. "Association" means the Unit Owners' Association organized under Section 5301 of the Act which shall be known as the "Village of Glenwood Homeowners Association."

C. "Bylaws" means the document having that name and providing for the governance of the Association, pursuant to Section 5306 of the Act, as such document may be amended from time to time.

D. "Common Facilities" means portions of the Property other than the Units which are owned by the Association, as more specifically set forth in Section 3.2 below.

E. "Community" means Village of Glenwood Planned Community.

F. "House" means a residential structure containing Units.

G. "Permitted Mortgage" means a mortgage to (i) the seller of a Unit; (ii) a bank, trust company, savings bank, savings and loan association, mortgage service company, insurance company, credit union, pension fund, real estate investment trust or like institutional investor or lender; and (iii) any other holder of a first mortgage on any Unit who shall have provided to the Association a statement of its name, address and the Units against which it holds a first mortgage lien.

H. "Permitted Mortgagee" means a holder of a Permitted Mortgage which has complied with the provisions of Article XII below.

I. "Party Wall" means any wall, the centerline of which is a boundary line between two Units.

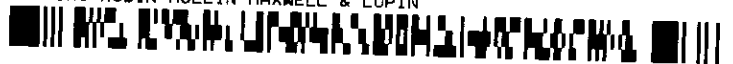
J. "Rules and Regulations" means such rules and regulations as are promulgated by Council from time to time, with respect to various details of the use of all or any portion of the Property, either supplementing or elaborating upon the provisions in the Declaration or the Bylaws.

K. "Special Assessment" means such assessment as may be levied by the Association to cover costs not otherwise covered by the Assessment pursuant to Section 8.7 below.

L. "Township" means East Goshen Township, Chester County, a municipal corporation of the Commonwealth of Pennsylvania.

M. "Unit" means the residential dwelling designated for individual ownership as described in Section 3.1 herein and in the Plans.

N. "Unit Owner" means the person or persons who, individually or collectively, owns peaceable title of a Unit. In case of joint ownership of a Unit, the term "Unit Owner" shall refer to all such joint owners collectively, and the obligations of a Unit Owner hereunder or under the Act shall, with respect to such Unit, be joint and several among such joint owners.



O. "Village Plan" means the plan for the Village of Glenwood made by G.S. Winters and Associates, Inc. dated May 16, 2003 and recorded in the Office of the Recorder of Deeds of Chester County. A true and correct copy of the Village Plan is attached hereto as Exhibit "B" and made a part hereof.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

Section 2.1 Submission of Property. The Property shall be bound by the covenants, easements and restrictions contained herein upon the recording hereof. The Units shall be held, transferred, sold, conveyed, managed and occupied subject to the covenants, restrictions, easements, charges, liens and assessments of this Amended and Restated Declaration, the Act, the East Goshen Township Zoning Ordinance and the Village Plan. The Common Facilities as designated herein are intended to be devoted to the common use and enjoyment of the Unit Owners of the Association as herein described.

2.1.1 The Property is submitted under and subject to the matters of record listed on Exhibit "C" attached hereto and made a part hereof, only to the extent such matters continue to affect the Property.

ARTICLE III DESCRIPTION OF UNITS AND COMMON FACILITIES

Section 3.1 Unit Boundaries. The Units are situated as shown on the Village Plan and are more fully described as follows:

3.1.1 Horizontal Boundaries: There are no upper or lower horizontal boundaries.

3.1.2 Vertical Boundaries: The vertical planes extended to the intersection with each other of the exterior surface of exterior walls of the House, of the centerline of Party Walls which separate the Unit from any other Unit, and of the perimeter of any patio extending out from the House in accordance with the original construction and design.

a. The Unit shall also be defined by the vertical planes along the exterior perimeter of any covered breezeway extending from the House to a garage and shall be further defined by the vertical plane of the exterior surfaces of the walls of the attached or detached garage designated on the Village Plan as part of the Unit.

3.1.3 Appurtenant Components: If any mechanical or structural component, including without limitation air conditioner or heat pump compressors, chutes, flues, ducts including without limitation exhaust and dryer vents, wires, conduits, pipes, bearing walls, bearing columns, fixtures or hardware serving only one Unit, lies partially or completely outside the boundary of the Unit, such mechanical or structural component shall be part of the Unit which it serves. The title lines of each Unit shall be deemed to include exterior architectural or structural elements serving or attached to the House including but not limited to stairs, balconies, decks, shutters, windows, doors, window and door frames, chimneys and similar structures and shall also include any additions to a Unit made by the Declarant prior to the initial conveyance thereof, or made subsequently thereto in accordance with the provisions of Article X below.



Section 3.2 Common Facilities. Common Facilities shall include all real estate not included within the title lines of any Unit and any improvements on such real estate. Common Facilities include, but are not limited to, walkways, parking spaces and drives but shall not include any road or main utility line maintained by the Master Association pursuant to the Hershey's Mill Declaration as defined in Section 4.3 below.

3.2.1 All portions of systems for water, sewer, storm water, gas, electricity and other utilities, including without limitation, all water mains, all sanitary sewer gravity and force mains, gas mains, pipelines, cables, wiring, circuits, transformers, conduits and related equipment serving all Units located within the Property, not owned by or dedicated to any utility company or municipal authority.

Section 3.3 Limited Common Facilities. Limited Common Facilities shall be appurtenant to the Units benefitted thereby and shall include:

3.3.1 Portions of the Common Facilities located within a perimeter of three feet (3') from the exterior wall of a House which areas shall be referred to herein as the "Exclusive Use Area" subject to Article IX below.

3.3.2 All portions of any systems for water, sewer, gas, electricity and other utilities, including without limitation any sewer lines, water lines, pipelines, gas mains, cables, wiring, circuits, transformers, conduits and related equipment and Party Walls which service more than one but less than all of the Units.

Section 3.4 Controlled Facilities. Controlled Facilities shall include portions of Units which are maintained by the Association in accordance with Section 9.2 below. Controlled Facilities shall include exterior walls and roofs of Houses.

ARTICLE IV EASEMENTS

Section 4.1 Unit Owners' Easements of Enjoyment. Every Unit Owner shall have a right and easement of ingress and egress and of enjoyment in, to and over the Common Facilities which shall be appurtenant to and shall pass with title to every Unit, subject to the following provisions:

A. The right of the Association to establish uniform rules and regulations pertaining to the use of the Common Facilities.

B. The right of the Association in accordance with its Articles of Incorporation, Bylaws and this Declaration, with the vote or written assent of sixty-seven percent (67%) of Members to borrow money for the purpose of improving the Common Facilities and in aid thereof, and, subject to the provisions of Article XII of this Declaration, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, provided that the rights of such Permitted Mortgagee shall be subordinated to the rights of the Unit Owners.

C. The right of the Association to replace destroyed trees or other vegetation and plant trees, shrubs and ground cover upon any portion of the Common Facilities.

D. The rights and easements of enjoyment shall be under and subject and subordinate to the right of the Association, as may be provided for in its Bylaws and/or any resolution, to suspend the enjoyment rights of any Unit Owner for any period during which such Unit Owner's Assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published Rules and Regulations.

Section 4.2 Delegation of Use. Any Unit Owner may delegate the right of enjoyment to the Common Facilities to the members of such Unit Owner's family, tenants, or invitees who reside in the Unit, subject to reasonable regulation by the Council.

Section 4.3 Hershey's Mill Declaration. The Property is part of a larger tract of land known as the Hershey's Mill Tract. The entire Hershey's Mill Tract is described in and is subject to and benefitted by the provisions of an instrument entitled Restated Declaration of Covenants and Easements of Hershey's Mill (hereinafter referred to as the "Hershey's Mill Declaration") dated March 1, 1984 and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book 633, Page 412 (as the said Hershey's Mill Declaration may be revised and supplemented from time to time). Pursuant to the Hershey's Mill Declaration, Chandler Drive and Mill Drive which service the Community and main utility lines running through the Property are subject to easements in favor of all owners within the Hershey's Mill Tract and Unit Owners within the Village of Glenwood Community are given certain reciprocal rights in other portions of Hershey's Mill Tract. The Hershey's Mill Declaration also establishes certain common assessments applicable to Village of Glenwood Unit Owners.

Section 4.4 Utility Easements. The Units, Common Facilities and Limited Common Facilities shall be, and are hereby, made subject to easements in favor of appropriate utility and service companies and governmental agencies or authorities for such utility and service lines and equipment as may be necessary or desirable to serve any portion of the Property. The easements created in this Section shall include, without limitation, rights of the providing utility or service company, or governmental agency or authority to install, lay, maintain, repair, relocate and replace gas lines, pipes and conduits, water mains and pipes, sewer and drain lines, storm sewer pipes, swales and conduits, telephone wires and equipment, television equipment and facilities (cable or otherwise), electric wires, conduits and equipment and ducts and vents over, under, through, along and on Units, Common Facilities and Limited Common Facilities. Any such easement through a Unit shall be located in substantially the same Unit as such facilities or similar facilities existed at the time of first conveyance of the Unit. Notwithstanding the foregoing provisions of this Section, unless approved in writing by the Unit Owner or Unit Owners affected thereby, any such easement through a Unit shall be located either in substantially the same location as such facilities or similar facilities existed at the time of first conveyance of the Unit.

Section 4.5 Easements Relating to Units. Each Unit shall be, and it hereby is, made subject to:



4.5.1 An easement in favor of the Association and its agents, employees and independent contractors for access to the Units for inspection, repair, maintenance and replacement of such portion of the Common Facilities as may be reasonably accessible from such units; and correction of emergency conditions in one or more Units, or casualties to the Common Facilities and/or the Units.

4.5.2 An easement for the Association to inspect the Units to determine whether the Unit Owner has met his or her obligation to maintain all portions of such Unit Owner's Unit in such condition as to ensure structural support, sanitary hygienic condition, habitability, soundness and weather tightness of the adjoining Units, and to maintain or repair the Unit whether after damage by fire or otherwise, so as not to materially impair the value of any other Unit.

4.5.3 An easement within the interior Unit boundary walls, floors and ceilings for driving and removing nails, screws, bolts, staples and other similar fastenings; provided that such action will not unreasonably interfere with the area burdened hereunder or the use thereof, or impair or structurally weaken any load-bearing walls, ceilings or floors;

4.5.4 An easement for the installation (provided any new installation has been approved by Council if such approval is required by the provisions of Article X hereof), maintenance, use, repair, removal and replacement of electric, telephone, plumbing, heating, ventilating, common antenna, cable television, security alarm or utility equipment of any kind appertaining to and serving or benefiting any Unit which passes across or through any other Unit or any interior Unit boundaries; provided that such action will not unreasonably interfere with the area burdened hereunder or the use thereof or impair or structurally weaken any load-bearing walls, ceilings or floors; and provided that no Unit Owner shall enter an adjoining Unit for any such purpose except at reasonable hours, upon reasonable notice to the Unit Owner thereof, and with the consent and in the presence of a person designated by such other Unit Owner; provided, however, that, in an emergency or if the consent of such other Unit Owner be unreasonably withheld or delayed, the Unit Owner requiring entry may cause entry to be made into such other Unit for the sole purpose of making necessary installation, maintenance, repair, removal or replacement of such equipment. All damage caused by such installation, maintenance, use, repair, removal and replacement shall be repaired at the expense of the Unit Owner benefiting therefrom;

4.5.5 An easement for lateral and surface support in, through, over, under and alongside each adjoining Unit;

4.5.6 An easement for air and light.

Section 4.6 Encroachments. If construction, reconstruction, repair, shifting, settlement or other movement of any portion of any House or other improvement results in either the Common Facility encroaching on any House, or in a House encroaching on the Common Facility or another House, a valid easement shall exist for both the encroachment and its maintenance so long as such encroachment exists.

Section 4.7 Binding Effect. All easements and rights described and mentioned herein are easements appurtenant, running with the land, the Units, Common Facilities and Limited Common Facilities, and shall be in full force and effect for the life of this Declaration, as amended, and at all times shall inure to the benefit of and be binding upon the Association and its successors and assigns, Council and any Unit Owner, Permitted Mortgagee, lessee or other person having an interest in the land or any Units, Common Facilities, Limited Common Facilities or portions thereof.

ARTICLE V MEMBERSHIP IN THE ASSOCIATION; VOTING RIGHTS

Section 5.1 Membership. Every Unit Owner shall be a Member of the Association. Memberships in the Association shall not be assignable, except by transfer of title of a Unit and every membership in the Association shall be appurtenant to and may not be separated from the fee ownership of such Unit. Ownership of such Unit shall be the sole qualification for membership in the Association.

Section 5.2 Transfer of Membership Interest. Any transfer of membership interest shall be in writing and shall be delivered to Council before any Unit purchaser may vote. However, the Unit seller may remain liable for all charges and Assessments attributable to the Unit until fee title to the Unit is transferred. In the event any Unit Owner should fail or refuse to transfer the membership registered to the purchaser of such Unit upon transfer of fee title thereto, Council shall have the right to record the transfer upon the books of the Association. Council shall have the right to charge a reasonable Assessment against any purchasing Unit Owner, and such Unit Owner's Unit, equal to the cost to the Association of effectuating any such transfer of membership upon the books of the Association.

Section 5.3 Vote Distribution. Members shall be entitled to one (1) vote for each Unit in which they hold the interest required for membership. When more than one person holds such interest or interests in any Unit, ("co-owner"), all such co-owners shall be Members and may attend any meetings of the Association, but only one such co-owner shall be entitled to exercise the vote to which the Unit is entitled.

Section 5.4 Withdrawing Members Have No Interest in Association Property. No withdrawing member shall have any interest, right or claim in or to any property held by the Association, whether such property has been acquired, held or sold before, during or after the term of membership of such withdrawing member.

ARTICLE VI USE RESTRICTIONS

Section 6.1 Use and Occupancy of Units and Common Facilities. The occupancy and use of the Units and Common Facilities, shall be subject to the following restrictions:

6.1.1 Single Family Residence. As subject to the provisions of this Article VI, each Unit shall be used as a residence for single family, and for no other purpose except as otherwise permitted herein and permitted by the Township Zoning Ordinance. Otherwise, no portion of the



Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly for any business, commercial, manufacturing, mercantile, storing, vending, or other non-residential purposes. Notwithstanding any provision to the contrary in this Section 6.1.1, the conduct of a no-impact home based business, home occupation or similar use as permitted by the Township zoning ordinance, as amended, shall be permitted within any Unit.

6.1.2 Common Facilities. Nothing shall be altered or constructed in or removed from the Common Facilities except upon written consent of the Association. No personal property shall be stored on any portion of the Common Facilities and no Unit Owner shall plant, cut, prune, relocate or remove any trees, shrubs or plants located on the Common Facilities (other than plants or shrubs within Exclusive Use Areas as designated above), without the prior written approval of the Association.

6.1.3 Restrictions on Use of Unit. Pursuant to the provisions of the Federal Fair Housing Act, as amended from time-to-time, Glenwood Village is intended and operated for occupancy by at least one person fifty-five (55) years of age or older per Unit with the exception that 20% of the Units may be occupied by younger persons provided that at least one person is forty-two (42) years or older. In order to provide for the congenial occupancy of the property and for the protection of the value of the Units, each Unit shall be occupied only by a single family solely for residential purposes, subject to the following:

(a) Occupancy shall be restricted to qualified occupants as follows, except as noted in sub-sections (b), (c), and (d):

(i) Occupancy of at least 80% of the Units shall be restricted to persons of the age of fifty-five (55) years or older.

(ii) Occupancy shall be restricted to persons of the age of forty-two (42) years or older provided that, except as provided in subsection (b) below, no more than 20% of the Units may be occupied without at least one person fifty-five (55) years of age or older.

(b) Occupancy by spouses of qualified occupants as described in subsection (a) as follows:

(i) Husband or wife, regardless of age, residing with his or her spouse who is a qualified occupant.

(ii) A surviving husband or wife, regardless of age, who was residing with his or her spouse at the Unit provided the deceased spouse was a qualified occupant.

(c) Any child of the age of eighteen (18) years or over residing with a parent that is a permitted occupant as described by sub-section (a) or (b).

Nothing in this section shall prohibit temporary occupancy, not aggregating more 90 days in any calendar year, by persons of any age.



6.1.4 Sale of Units. There shall be no restriction on the sale, conveyance or other transfer of title to any Unit, but any sale, conveyance or other transfer shall be subject to the Act, this Declaration, the Bylaws, and the Rules and Regulations of the Association. Without limiting the generality of the foregoing, the sale of a Unit shall not be subject to any right of first refusal in favor of the Association or any other Unit Owner. In order to maintain proper Association records, at least thirty days prior to any transfer, a transferring Unit Owner shall notify Council in writing of the name and address of the proposed transferee and the projected date of settlement.

6.1.5 Leasing of Units. Except as expressly provided in this Section, there shall be no restrictions on the leasing of Units. No transient tenants may be accommodated in any Unit, and no Lease shall be for less than a whole Unit, nor for an initial term of less than one (1) year. Each Lease shall be in writing, shall provide the terms of the Lease, and shall be subject in all respects to the provision of the Act, this Declaration, the Bylaws and the Rules and Regulations of the Association, and any failure by the Lessee to comply with the terms of such documents shall be an event of default under the Lease. The Association shall be a third party beneficiary of such covenants in any Lease and Council shall have the right to review any Lease prior to execution and to enforce any Lease. A copy of any signed Lease shall be furnished to Council within ten (10) days after execution thereof. A Unit Owner shall not engage in the leasing of a Unit except after having the lessee execute a lease which contains the following provisions:

"Lessee hereby agrees to be bound by all terms and conditions contained in the Declaration of Village of Glenwood Planned Community, Bylaws and Rules and Regulations of the Association as the same shall apply to the Unit leased hereunder, and agrees to assume all duties and responsibilities and be jointly and severally liable with the Unit Owner for all of the liabilities and for the performance of all of the obligations applicable to the Unit Owners under the Act, the Community documents or otherwise during the term of the Lease. Lessee further agrees that Lessee shall not sublet or assign this Lease except with the approval and consent of the Lessor."

6.1.6 Signs. Signs and other objects shall not be erected or attached to the exterior of any building or on any part of the Common Facilities by any Unit Owner without the prior written permission of Council.

6.1.7 Window Treatments. Curtains, drapes, shutters, blinds, or tinted films may be installed as interior window treatment. No window shall be covered with aluminum foil or mirror-like reflective film. All such treatments shall present a white or neutral appearance when viewed from the exterior of the residence.

6.1.8 Accessory Structures. Lampposts, birdbaths, statues, sculptures or other improvements/adornments shall not be erected or placed in the Common Facilities without the Council's written approval.

6.1.9 Trash. All trash and other refuse shall be kept out of sight in tightly covered, waterproof containers located in the trash storage area. All recyclable trash shall be segregated



and accumulated in containers designated for that purpose. Each Unit Owner shall take steps to ensure that trash odors are contained.

6.1.10 Golf Carts. Private golf carts are intended for use on the Hershey's Mill Golf Course and are to be stored in the Unit's garage, provided that such storage shall not cause any automobile normally housed in that garage to be moved outside.

6.1.11 Pets. Dogs, cats or other animal pets may be kept in the Unit provided, however, that the presence of such animals does not disturb or interfere unreasonably with the rights, comfort or convenience of any other resident of the Community or cause injury to property. The Owner of the Unit where any animal is kept or harbored or whose guests bring any animal within the Community shall be responsible for and shall indemnify and hold harmless Council, the Association and other Unit Owners from and against any loss or liability to person or property of any kind arising out of the presence of such animal on the Property. In no event shall more than two (2) dogs, cats or other ambulatory pets be kept in any Unit. Dogs, cats and other ambulatory pets shall, when not on a leash, be kept within the Unit. No dog, cat or other animal shall be permitted to relieve itself on any shrub, fence or automobile. Any solid waste left on any portion of the Common Facilities shall be promptly placed in a bag and put in the pet owner's refuse container. Every pet owner shall take all reasonable steps to present the pet's noise, waste or odors from unreasonably annoying other residents of the Community. Council shall have the right to require that any potentially dangerous or habitually diseased, infested, unclean or noisy animal be removed from the Community. In the event of the breach of this provision, Council may, in its sole discretion, require that any such pet be permanently removed from the Community.

6.1.12 Explosives and Flammables. No flammable or combustible material or any explosive or otherwise hazardous fluid, material, chemical or substance may be brought into or stored in any Unit except those in common use for ordinary household purposes. Disposal of these materials shall be subject to all applicable environmental regulations.

6.1.13 Insurance Rates. Nothing shall be done or kept in the Property which will increase the rate of insurance on any property insured by the Association without approval of the Council, nor shall anything be done or kept in the Property which would result in the cancellation of insurance on any property insured by the Association or which would be in violation of any law, ordinance or regulation.

6.1.14 Fences. No fence may be constructed by a Unit Owner around any Unit or Limited Common Facilities as designated in Section 3.3.1 above.

6.1.15 Rules and Regulations. Rules and Regulations, not in conflict with the provisions of this Declaration, concerning the use and enjoyment of the Property, may be promulgated from time to time by the Council, subject to the right of the Association to change such Rules and Regulations. Copies of the then-current Rules and Regulations and any amendments thereto shall be furnished to all Unit Owners by the Council promptly after the adoption of such Rules and Regulations or any amendments thereof.



ARTICLE VII COUNCIL OF THE ASSOCIATION

Section 7.1 Council. The affairs of the Association shall be managed by a Board of five (5) natural individuals, who are each Unit Owners (such Board is hereinafter referred to as the "Council"). In addition to the powers set forth in the Act, Council shall have the following additional powers:

(a) To appoint committees of Council (which need consist of only one (1) Board Member) and to delegate to such committees Council's authority to carry out certain duties of Council, subject to the approval and control of Council.

(b) To engage the services of any persons (including, but not limited to, accountants and attorneys) deemed necessary by Council at such compensation as is deemed reasonable by Council, for the operation, repair, maintenance and management of the Property, or in connection with any duty, responsibility or right of Council and to remove, at any time, any such personnel.

(c) **Professional Management Required.** The Association shall employ an "Acceptable Management Company" (as the term is hereinafter defined) to carry out and perform the duties of the Association set forth in this Declaration as managing agent for the Association (hereinafter the "Managing Agent") pursuant to a written management agreement between the Managing Agent and the Association (hereinafter the "Management Agreement"). For the purpose of this Declaration, an Acceptable Management Company shall mean a private enterprise, experienced and competent in the management of residential communities similar to the Village of Glenwood governed by this Declaration, which is a member of the Community Associations Institute presently located at 6402 Arlington Blvd., Suite 500, Falls Church, VA 22042 (the "Institute") (or if the Institute or a successor is no longer in existence, then any similar organization which undertakes to establish professional standards for entities provided professional management to residential communities), and which is not owned or controlled by or affiliate in any way with the Association.

(d) To pay any amount necessary to discharge any mechanic's lien or other encumbrance levied against the Property or any part thereof which may in the opinion of Council constitutes a lien against the Property or against the Common Facilities, rather than merely against the interest therein of particular Unit Owners. Where one or more Unit Owners are responsible for the existence of such lien, they shall be jointly and severally liable for the cost of discharging it and any costs incurred by Council by reason of said lien or liens shall be specially assessed to said Unit Owners.

(e) To open and maintain bank accounts and designate the signatories therefor, provided that if any bank maintains a branch office on the Hershey's Mill Tract, all such bank accounts shall be maintained at such branch office.

Section 7.2 Abating and Enjoining Violations by Unit Owners. The violation of any Rules and Regulations adopted by Council, the breach of any provision contained in the Bylaws or the breach of any provision of this Declaration or the Act by any Unit Owner or any tenant of such



Unit Owner, shall give Council the right, in addition to any other rights to which it may be entitled, to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach.

ARTICLE VIII COMMON EXPENSES; ASSESSMENTS; BUDGET

Section 8.1 "Common Expenses" Defined. The term "Common Expenses" shall mean all costs, liabilities, obligations or expenses incurred by the Association in carrying out its duties and responsibilities under this Declaration, including, without limitation:

(a) the cost of operating, maintaining, restoring and repairing the Common Facilities including, without limitation, the lawns, plantings, walkways, and utility lines (except the main roads and trunk utility lines to the extent maintained by the Master Association pursuant to the Hershey's Mill Declaration), and other improvements from time to time erected thereon;

(b) the cost of all utilities supplied to the Common Facilities and the cost of water supplied to the Houses, the cost of any utilities metered separately to the Houses if such amounts are billed to the Association (provided that in the case of separate metering each Unit Owner will be assessed only the amount owed based on usage by the Unit and a proportionate share of any administrative costs incurred by the Association);

(c) the cost of maintaining, restoring and repairing the parts of the Houses specified in Section 9.2 hereof;

(d) the cost of restoring damage by fire or other casualty or any other cause whatsoever to the buildings and improvements on the Common Facilities, and to the Houses (excluding only personal property and any improvements or additions made subsequent to original construction and design which each Unit Owner has the responsibility to insure pursuant to Section 11.7 hereof) if the cost of such restoration is not covered by insurance;

(e) the cost of employees, independent contractors, managing agents or professionals employed by the Association pursuant to this Declaration, including taxes, insurance and bonding;

(f) the cost of insurance maintained by the Association pursuant to Article XI hereof;

(g) the cost of all betterments and capital improvements to the Common Facilities as determined by Council;

(h) common expenses assessed against the Association pursuant to the Hershey's Mill Declaration;

(i) rental and other costs associated with maintaining a registered office on the Hershey's Mill Tract;



- (j) the cost of record keeping and providing annual financial reports;
- (k) all costs of owning, operating, maintaining, restoring and repairing the Common Facilities not described in the preceding paragraphs of this Section 8.1;
- (l) the cost of sanitary sewer disposal service supplied to the Units by the Green Hill Sewer Association, a Pennsylvania non-profit corporation, which is billed to the Association;
- (m) the cost of services supplied to the Units by the Community-wide cable provider.

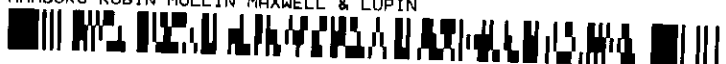
Section 8.2 Budget and Assessments. The Council shall periodically (and in no event less than annually), determine the estimated Common Expenses for the ensuing period (of not more than 1 year) including any reserves it deems advisable, and the Common Expenses incurred and the assessments and other receipts, if any, received during the prior period. Promptly following each determination of the Common Expenses theretofore incurred (and not theretofore assessed) and of budgeted estimated future Common Expenses, the Council shall assess and collect from each Unit Owner and each such Unit Owner agrees to pay the Council a pro rata amount of such incurred and estimated Common Expenses determined by multiplying the total amount thereof by a fraction the numerator of which is the number of Units owned by such Unit Owner and the denominator of which is the number of Units for which a certificate of occupancy has been issued by East Goshen Township (excluding Units acquired and held by the Council pursuant to Section 8.14 below).

8.2.1 Any Unit Owner who fails to pay any assessment within 10 days of the date when the same is payable as above set forth shall be subject to late charges in the amount determined by Council to reimburse the Council for the cost of collection.

Section 8.3 Damage to Common or Controlled Facilities by Unit Owners. Any maintenance, repairs or replacements within the Common Facilities or any House arising out of or caused by the willful or negligent act or omission of the Unit Owner, or such Unit Owner's family, guests or invitees, shall be done at said Unit Owner's expense or an Assessment therefore shall be made against such Unit Owner's Unit. In the event the damage is covered by insurance maintained by the Association, the Unit Owner shall be responsible for any deductible.

Section 8.4 Periodic Payments. All Assessments made in order to meet the requirements of the Association's annual budget shall be payable in periodic installments as determined by Council. Assessments shall be due and payable as of the date of settlement by a Unit Owner on a Unit; the pro-rata portion of the Assessment due for the current periodic installment may be collected by the Association and the Association may also collect in advance for the next periodic installment due following settlement.

Section 8.5 Surplus. Any amounts accumulated in excess of the amounts required for actual Common Expenses and reserves for future capital expenses may, at the discretion of Council, be credited to each Unit Owner in accordance with its proportionate Common Expense liability, said credits to be applied to the next Assessment of general Common Expenses due from Unit Owners under the current fiscal year's budget and thereafter until exhausted or may be credited



against the following year's Assessment. Council shall determine the application of such excess funds.

Section 8.6 Capital Expense. The Association shall establish an adequate capital expense fund for major repair and replacement of those Common Facilities which are anticipated to require replacement, repair or major repair on a periodic basis. The capital expense fund may be funded by monthly payments as a part of Common Expenses.

Section 8.7 Special Assessments. In addition to the annual Assessment authorized by Section 8.2 above, the Association may levy in any Assessment year a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Facilities including the necessary fixtures and personal property related thereto, or for any insufficiency in the annual Assessment to cover actual costs as described in Section 8.2 above, which still remains unpaid.

Section 8.8 Failure to Fix New Assessments. If Council shall fail to fix new Assessments for Common Expenses for the subsequent fiscal year before the expiration of any fiscal year, the Unit Owners shall continue to pay the same sums they were paying for such Assessments during the fiscal year just ended and such sum shall be deemed to be the new Assessments for the succeeding fiscal year. If Council shall change the Assessment at a later date, such new Assessment shall be treated as if it were a Special Assessment under Section 8.7 hereof.

Section 8.9 Payment of Delinquent Assessments. If any Assessment is not paid on the date when due as specified pursuant to Section 8.4 above, then such Assessment shall be deemed delinquent and shall, together with interest thereon and the cost of collection thereon, as are hereinafter provided, be deemed an encumbrance upon the Unit and shall be enforceable against the Unit Owner thereof and such Unit Owner's successor in title until said Assessment, interest, cost of collection and all other costs are paid in full. Nothing herein contained shall be deemed to relieve the Unit Owner at the time the Assessment becomes due and payable from personal liability thereon and in this regard the Association may transfer or assign the right to pursue collection thereof to any successor in interest to such Unit provided such successor first cures the Assessment delinquency. In the event an Assessment is not paid within thirty (30) days of the date of delinquency, the Assessment shall bear interest at a rate determined by the Association, and the Association may bring legal action against the Unit Owner personally obligated to pay the same or may enforce or foreclose the lien against the Unit; and in the event a judgment is obtained, such judgment shall include interest on the Assessment as above provided and reasonable attorney fees together with the costs of the action.

Section 8.10 No Waiver of Assessments. No Unit Owner may be exempt from personal liability for Assessments duly levied by the Association, nor release the Unit from the liens and charges hereof, by waiver of use and enjoyment of the Common Facilities or by abandonment of a Unit.

Section 8.11 Liability of Purchaser of Unit for Unpaid Assessments. Subject to the provisions of Section 5407 of the Act, upon the voluntary sale, conveyance or any other



voluntary transfer of a Unit or any interest therein, the grantee thereof shall be jointly and severally liable with the grantor thereof for all unpaid assessments for Common Expenses which are a charge against the Unit as of the date of conveyance or transfer, but such joint and several liability shall be without prejudice to such grantee's right to recover from such grantor the amount of any such unpaid assessments which such grantee may have paid, and until any such assessments are paid, they shall continue to be a lien against the Unit which may be enforced in the manner set forth in Section 5315 of the Act. Any unpaid Assessments which cannot be promptly collected from a former Unit Owner may be reassessed by Council as a Common Expense to be collected from all of the Unit Owners including, by way of illustration and not limitation, a purchaser who acquired title at a sheriff sale, and such purchaser, successors and assigns to the extent Assessments are given priority in accordance with the Act; otherwise, no Permitted Mortgagee or Purchaser through a Permitted Mortgagee shall be liable for the collection of unpaid Assessments.

Section 8.12 Unpaid Assessments upon Execution Sale Against a Unit. Any unpaid Assessments which cannot be promptly collected from a former Unit Owner may be reassessed by Council as a Common Expense to be collect from the Unit Owners, including (by way of illustration and not limitation), the purchaser who acquired title at a sheriff's sale, and such purchaser's successors and assigns to the extent Assessments are given priority in accordance with the Act; otherwise, no Permitted Mortgagee or purchaser through a Permitted Mortgagee shall be liable for the collection of unpaid Assessments.

Section 8.13 Fees and Expenses. All expenses of Council in connection with any actions or proceedings, including court costs and attorney's fees and other fees and expenses and all damages, liquidated or otherwise, asserted by the Association in collecting Assessments or Special Assessments shall be added to and deemed an Assessment and the Association shall have a lien for all of the same, upon the defaulting Unit. Any and all rights and remedies shall be exercised any time and from time to time, cumulatively or otherwise. The Association shall have the right to exercise any and all rights and remedies at any time and from time to time, cumulatively or otherwise.

Section 8.14 Power to Acquire, Hold and Sell. As incident to its powers relating to the collection and enforcement of Assessments, charges and claims, the Council shall, on behalf of the Association, have the powers (which it may exercise either directly or through an agent or trustee) to acquire any Unit upon which an unpaid Assessment has become a lien and charge according to the provisions of Section 8.9, whether such acquisition is by foreclosure by judicial sale, equitable proceedings, or otherwise; and (ii) to thereupon hold, lease, convey and otherwise use and enjoy such property, without restriction, in the name of the Association.

Section 8.15 Real Estate Taxes. Neither the Association (except in respect to a House held pursuant to Section 8.14 hereof) nor the Unit Owners as a class shall be responsible for real estate taxes, which shall in all events be the responsibility of each respective Unit Owner.

Section 8.16 Utility Charges. Except for water service, all utilities provided to the Houses shall be separately metered and will be billed directly to Unit Owners and will be each Unit Owner's sole obligation to pay.



ARTICLE IX MAINTENANCE AND REPAIR OBLIGATIONS

Section 9.1 Maintenance Obligations of Unit Owners. Subject to the provisions of Section 9.2 below, it shall be the duty of each Unit Owner, at such Unit Owner's sole cost and expense, to maintain and repair the Unit in a neat, safe, sanitary and attractive condition, in good order and repair, and in accordance with all applicable restrictions, conditions, ordinances, codes and any rules and regulations which may be applicable under this Declaration or under law. Unit Owners will be responsible for maintaining the following elements of the Unit:

9.1.1 Patios and decks, including deck stairs, railings and lattice work and exterior light fixtures control by Unit switch;

9.1.2 Landscaping in the Exclusive Use Areas other than the original foundation landscaping (as may be replaced periodically by the Association);

9.1.3 Drywall, interior trim and interior finish;

9.1.4 Insulation including weather stripping on the perimeter of door and window frames;

9.1.5 Glass, screens, door hardware, storm doors, garage door openers, mechanism and hardware;

9.1.6 Cleaning of chimneys and maintenance below the damper;

9.1.7 Foundation cracks and water leaks;

9.1.8 Any utility-related installation, heating and air conditioning equipment, electrical fixtures, equipment and appliances, plumbing fixtures and equipment, hot water heaters, sump pumps, ventilators, garage door openers, telephone, television and other telecommunication equipment;

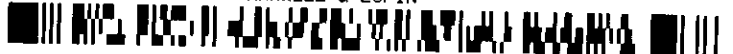
9.1.9 Interior piping, wiring, lines and ducts;

9.1.10 Any damage attributable to leakage or overflow from plumbing, heating, air conditioning or other equipment or appliance;

9.1.11 Interior insect control;

9.1.12 Roof skylights, glass and operating mechanism, roof beams;

9.1.13 Piping from fixtures within the individual Units to the connection to laterals outside the building, specifically the first cleanout outside the building.



Section 9.2 Maintenance Obligations of Association. The Association shall provide the following maintenance:

9.2.1 Provide for all necessary landscaping and gardening, including mowing, to properly maintain and periodically replace when necessary, lawns, trees and other plantings located upon the Common Facilities and Exclusive Use Areas other than the landscaping installed by Unit Owners.

9.2.2 Maintenance of, including snow removal from, roads not serviced by the Master Association, parking areas, and walkways.

9.2.3 Maintenance of garages, utility lines and any other improvements from time to time located upon the Common Facilities (except to the extent that main roads and trunk utility lines are maintained by the Master Association pursuant to the Hershey's Mill Declaration).

9.2.4 Repair, restore and maintain the following structural elements of the Houses:

- a. exterior walls from the interior unfinished surface out including, but not limited to, siding, insulation board and painting;
- b. Roof surfaces, including shingles and underlayment;
- c. front stoops, and mailboxes;
- d. exterior doors and windows including sliding doors; perimeter frames but excepting all glass and screens;
- e. chimneys above the damper along with chimney caps;
- f. wells, piping, pumps 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;
- g. party walls and privacy walls;
- h. gutter and downspout repair and replacement;
- i. exterior lights and light sensors on Association circuits;
- j. Central fire and security alarm lines, fixtures and related equipment; and,
- k. Exterior extermination of bees, wasps and wood damaging insects.

9.2.5 Water lines – principal mains and service connections to the curb of the main private street will be owned and maintained by the public water company or utility servicing the



Community. Building connections and/or connections which serve more than one Unit will be owned and maintained by the Association.

9.2.6 Individual building connections and laterals connecting one or more individual Units to the primary main will be maintained by the Association.

The maintenance responsibilities of the Association shall be performed at such times and in such manner as the Council may, in its sole discretion, determine.

Section 9.3 Damage and Destruction Affecting Units - Duty to Rebuild. If all or any portion of any Unit is damaged, falls into disrepair, or is destroyed by fire or other casualty, it shall be the duty of the Unit Owner to rebuild, repair or reconstruct said residence in a manner which will restore it substantially to its appearance and condition immediately prior to the casualty. If the Unit Owner should fail to rebuild, repair or reconstruct, the Association may undertake such repair or reconstruction and may levy a Limited Common Assessment against the Unit Owner for the costs of such repair or reconstruction.

ARTICLE X ARCHITECTURAL CONTROL

Section 10.1 Houses.

10.1.1 In order to insure a harmonious aesthetic appeal of the Community, no modification, repair, renovation, reconstruction or addition (including painting or staining) shall be undertaken to any House (other than nonstructural work on the interior and within the title lines thereof) by any Unit Owner except in accordance with plans and specifications which have first been submitted (such submission to be made only against a written receipt therefore signed by a member of the Council or by the managing agent, noting the date of submission) to and approved by the Council, which approval shall not be unreasonably withheld. In reviewing the plans and specifications, the Council shall consider, among other things: location of the improvements to avoid encroaching on the Common Facilities or other Houses (including easements appurtenant thereto); applicable zoning and other ordinances, laws and regulations; conformity to the general and specific architectural style, roof pitch, and details of existing Houses; and exterior colors and materials. The Council shall meet within 45 days of receipt of any such submission to consider the same, and the submission shall be deemed to have been approved by the Council unless it shall mail to the submitting Unit Owner, within 45 days after the date of such meeting, written notice of (i) disapproval or (ii) approval conditioned on specified modifications of the plans and specifications or performance of specified conditions.

10.1.2 Any addition to a House which will include an expansion of its exterior walls or roofs (excluding stairs, decks, balconies, jalousies, window greenhouses, patios or other similar non-structural details) into the Common Facilities, or will result in the enclosure of any patio or deck, must first be approved by the affirmative vote of a majority of all the Unit Owners (not merely those attending the meeting) at a meeting called for that purpose. Any such addition which is approved as above provided must, in addition to receiving such approval, be described in reasonable detail (using drawings as appropriate) in a supplement to this Declaration which shall be executed and acknowledged by the President and Secretary of the Council on behalf of



the Association and recorded in the Chester County Recorder of Deeds Office, at the expense of the requesting Unit Owner.

Section 10.2 No Waiver of Future Approvals. The approval of the Council to any proposals or plans and specifications or drawings for any work done or proposed or in connection with any other matter requiring the approval and consent of the Council, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matter whatever subsequently or additionally submitted for approval or consent.

Section 10.3 Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

A. Upon the completion of any work for which approved plans are required under this Article X, the Unit Owner shall give written notice of completion to the Council.

B. Within thirty (30) days thereafter, the Council or its duly authorized representative may inspect such work. If the Council finds that such work was not done in substantial compliance with the approved plans, it shall notify the Unit Owner in writing of such noncompliance within such thirty-day period, specifying the particulars of noncompliance, and requiring the Unit Owner to remedy the same.

C. If upon the expiration of thirty (30) days from the date of such notification the Unit Owner shall have failed to remedy such noncompliance, Council shall notify the Unit Owner in writing of such failure. Council, after notice and hearing, shall determine whether the Unit Owner has failed to comply with the approved Plans and, if so, the nature of such noncompliance and the estimated costs of correcting or removing the same. If a noncompliance exists, the Unit Owner shall remedy or remove the same within a period of not more than fifteen (15) days from the date of announcement of Council ruling. If the Unit Owner does not comply with the Council ruling within such period, Council, at its option, may either remove the noncomplying work or remedy the noncompliance, and the Unit Owner shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Unit Owner to the Association, Council shall levy a Limited Common Assessment against such Unit Owner for reimbursement.

D. If for any reason the Council fails to notify the Unit Owner of any noncompliance within thirty (30) days after receipt of said written notice of completion from the Unit Owner, the work shall be deemed to be in accordance with said approved plans.

Section 10.4 Non-Liability of Council Members. Neither the Council nor any member thereof, nor its duly authorized Council representative shall be liable to the Association, or to any Unit Owner for any loss, damage or injury arising out of or in any way connected with the performance of the Council's duties hereunder, unless due to the willful misconduct or bad faith of the Council or any such member or representative. The Council shall review and approve or disapprove all plans submitted to it for any proposed improvement, alteration or addition, solely on the basis of aesthetic considerations and the overall benefit or detriment which would result to

the immediate vicinity and the Property generally. The Council shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes.

Section 10.5 Variance. The Council may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as hardship, aesthetic or environmental consideration may require. Such variances must be evidenced in writing, must be signed by at least a simple majority of the members of the Council, and shall become effective upon recordation in the Office of the Recorder of Deeds of Chester County. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration or any Supplemental Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provision hereof covered by the variance, nor shall it affect in any way the Unit Owner's obligation to comply with all governmental laws and regulations affecting his use of the premises, including but not limited to zoning ordinances or other requirements imposed by any governmental or municipal authority.

Section 10.6 Reasonable Accommodations; Governmental Requirements. Whenever Council determines that pursuant to applicable law any structure is required as a reasonable accommodation under applicable law (or whenever a final determination of any governmental authority having jurisdiction to such effect shall have been made and shall not be subject to appeal or further appeal (a "final governmental determination")), Council shall approve the construction thereof subject to such reasonable rules and regulations as Council shall impose, which may include, without limitation, (i) a requirement that the person seeking such accommodation furnish to Council reasonable evidence to substantiate the basis for the reasonable accommodation requested (except in instances in which the need for such reasonable accommodation has been determined by a final governmental determination); (ii) a requirement that such reasonable accommodation shall remain in effect only so long as the individual whose condition gave rise to the reasonable accommodation remains a resident of the property in question and continues to experience the condition which gave rise to the reasonable accommodation, and that thereafter all improvements constructed pursuant to the reasonable accommodation be removed by and at the expense of the Unit Owner of the Unit upon which or at whose request such improvements were constructed; (iii) a requirement that the Unit Owner of the Unit in question furnish annually to Council reasonable evidence as to the matters set forth in (ii) above; and (iv) all reasonable accommodations shall be subject to all of the requirements of this Declaration, the Rules and Regulations or requirements of Council, to the end and effect that Council and Council shall have the fullest authority permitted by law to approve plans and specifications, design, materials and appearance of the improvement in question.

ARTICLE XI INSURANCE

Section 11.1 Casualty Insurance. The Association shall maintain, to the extent reasonably available, all-risk property insurance on the Common Facilities and Units insuring against fire



and extended coverage perils and all other perils customarily covered by standard extended coverage endorsements in such amount as the Association may determine. Coverage on Units shall include improvements and betterments and all fixtures and equipment affixed to and considered part of the real estate. The Association may also insure against any other property, whether real or personal, owned by the Association, against the loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance. The insurance coverage with respect to the Common Facilities shall be written in the name of, and the proceeds thereof shall be payable to, the Association. The insurance proceeds shall be used by the Association for the repair or replacement of the property for which the insurance was carried. Premiums for all insurance carried by the Association are Common Expenses included in the annual assessment made by the Association. In the event of damage to or destruction of any part of the Common Facilities, the Association shall repair or replace the same from the insurance proceeds available. Council may determine the appropriate deductible applicable to such policy; the deductible as applicable to a Unit shall be paid by the Unit Owner. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, the Association may levy a Special Assessment against all Unit Owners to cover the additional costs of repair or replacement to Common Facilities not covered by the insurance proceeds and may issue an Assessment against any Unit to cover additional costs of repair or replacement within the Unit.

Section 11.2 Liability Insurance to be Carried by Association. The Association shall maintain, to the extent determined by the Association, but in no event less than \$1,000,000 per occurrence, combined single limit bodily injury and/or property damage, comprehensive general liability insurance coverage on all Common Facilities of the Property covering all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Common Facilities. Liability insurance shall include medical payments insurance.

Section 11.3 Additional Endorsements. All policies obtained pursuant to the provisions of this subsection shall: (i) provide that the Association or its authorized representative shall be the sole adjuster of any losses; (ii) contain waivers of all rights of subrogation; (iii) provide that the coverage afforded to any insureds shall not be affected by the acts or omissions of any one or more other insureds; and (iv) provide that such policy shall not be cancelled or modified without thirty (30) days' prior written notice to all whose interests are covered thereby. Each policy shall designate that insurance proceeds for the loss shall be payable to the Association and not to any Permitted Mortgagee to be held in trust for Unit Owners and their first mortgage holders as their interests may appear, and shall otherwise comply with the provisions of Section 5312 of the Act. The name of the insured under each policy required pursuant to this Article XI shall be stated in form and substance similar to the following:

"Village of Glenwood Homeowners Association, for the use and benefit of the individual owners, or their authorized representatives, of the Units contained in the Village of Glenwood Planned Community."

Section 11.4 Other Insurance. The Association shall maintain workers' compensation insurance and employer's liability as required by law for any employees of the Association. The



Association shall maintain directors and officers liability insurance, to the extent reasonably available.

Section 11.5 Fidelity Insurance. Unless the funds of the Association are handled by a professional property manager, the Association shall maintain blanket fidelity insurance for anyone who either handles or is responsible for funds held by or administered by the Unit Owners Association, whether or not said individual has received compensation for their services. The Association fidelity insurance shall name the Association as the obligee and the premium shall be paid as a Common Expense by the Association. Any management agent that handles funds for the Association shall be covered by its own fidelity insurance which shall provide the same coverages as required of the Association. The fidelity insurance obtained shall cover the maximum funds that will be in custody of the Association or its management agent at any time while the fidelity insurance is enforced. In addition, the fidelity insurance coverage shall at least equal the sum of three (3) months assessment on all Units in the Community, plus the Associations reserved fund. Said fidelity insurance shall include a provision requiring thirty (30) days written notice to the Association or to each holder of a mortgage on an individual Unit in the Community before the fidelity insurance can be canceled or substantially modified for any reason.

Section 11.6 Waiver and Release. Subject to the provisions of this Article XI, each Unit Owner and Council hereby waives and releases any and all claims which he or it may have against any other Unit Owner, the Association, Council and members thereof, their respective employees and agents, for damage to the Common Facilities, the Units or to any personal property located in the Units or Common Facilities, caused by fire or other casualty or any act or omission of any such party to the extent that such damage is covered by fire or other form of hazard insurance. Such release or waiver shall be valid only if such release or waiver does not affect the right of the insured under the applicable insurance policy to recover thereunder. In no event shall insurance obtained and maintained by the Association and by individual Unit Owners be the subject of any action for contribution.

Section 11.7 Insurance Maintained by Unit Owners. Each Unit Owner will be responsible for the purchase and payment of insurance to protect such Unit Owner's personal property and all personal liability not provided for above. Unit Owners shall also obtain insurance coverage for the deductible carried by the Association. No Unit Owner may maintain insurance coverage which would cause the insurance maintained by the Association pursuant to Section 11.1 above to be brought into contribution or would cause any reduction in the amount of proceeds the Association may realize.

No Unit Owner shall do or permit any act which would void or impair the coverage afforded by any policies held by the Association or would result in an increase in the premium therefore, and any Unit Owner so doing or permitting any such act shall be liable to the Association for any such increase which shall be assessable as a Limited Common Expense exclusively against such Unit Owner pursuant to the assessment provisions of this Declaration.



ARTICLE XII MORTGAGE PROTECTION CLAUSE

Notwithstanding any and all provisions hereof to the contrary, in order to induce the Federal Home Loan Mortgage corporation ("FHLMC"), the Government National Mortgage Association ("GNMA") and the Federal National Mortgage Association ("FNMA") the Federal Housing Authority ("FHA"), the Veterans Administration ("VA") and other governmental and quasi-governmental agencies to participate in the financing of the sale of Units within the Property, the following provisions are added hereto and to the extent these added provisions conflict with any other provisions of the Declaration, these added provisions shall control:

A. Each first Permitted Mortgagee of a Mortgage encumbering any Unit, at its written request, is entitled to written notification from the Association of any default by the Mortgagor of such Unit in the performance of such Mortgagor's obligations under this Declaration, the Articles of Incorporation of the Association or the Bylaws of the Association, which default is not cured within thirty (30) days after the Association notifies the Unit Owner of such default.

B. Each first Permitted Mortgagee of a Mortgage encumbering any Unit which obtains title to such Unit pursuant to the remedies provided in such Mortgage or by foreclosure of such Mortgage, or by deed in lieu of foreclosure, shall take title to such Unit free and clear of any claims of unpaid Assessments or charges against such Unit which accrued prior to the acquisition of title to such Unit by the Permitted Mortgagee, subject to the provisions of Section 5315 of the Act.

C. Unless at least sixty-seven percent (67%) of Unit Owners have given their prior written approval, neither the Association nor the Unit Owners shall:

(1) by act or omission seek to abandon, partition, alienate, subdivide, release, hypothecate, encumber, sell or transfer the Common Facilities and the improvements thereon which are owned by the Association (the granting of easements for public utilities or for other public purposes consistent with the intended use of such property by the Association or the transfer of the Common Facilities to an unincorporated association of the Unit Owners in accordance with the Articles of Incorporation of the Association shall not be deemed a transfer within the meaning of this clause.)

(2) change the method of determining the obligations, assessments, dues or other charges which may be levied against a Unit Owner; or

(3) amend this Declaration or the Articles of Incorporation or Bylaws of the Association in such a manner that the rights of any first Permitted Mortgagee will be affected.

D. First Permitted Mortgagees shall have the right to examine the books and records of the Association during normal business hours.



E. First Permitted Mortgagees may, jointly or singly pay taxes or other charges which are in default and which may or have become a charge against any Common Facilities and may pay any overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for such property, and first Permitted Mortgagees making such payments shall be owed immediate reimbursement therefore from the Association. In addition to the foregoing, Council may enter into such contracts or agreements on behalf of the Association as are required in order to satisfy the guidelines of the VA, the FHA, the FHLMC, the FNMA or the GNMA or any similar governmental or quasi-governmental entity, so as to allow for the purchase, insurance or guaranty, as the case may be, by such entities of Permitted Mortgages. Each Unit Owner hereby agrees that it will benefit the Association and the membership of the Association, as a class of potential Mortgage borrowers and potential seller of their Units if such agencies approve the Property as a qualifying subdivision under their respective policies, rules and regulations, as adopted from time to time.

F. Upon the specific request of a Permitted Mortgagee or its servicer to Council, the Permitted Mortgagee shall be entitled to receive some or all of the following as designated in the request:

- (1) Copies of budgets, notices of Assessment, or any other notices or statements provided under this Declaration by Council to the Owner of the Unit covered by the mortgage;
- (2) Notice of the decision of the Unit Owners to make any material amendment to this Declaration;
- (3) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Property; and
- (4) Notice of any default by the Owner of the Unit which is subject to the mortgage, where such default is not cured by the Unit Owner within thirty (30) days after the giving of notice by the Association to the Unit Owner of the existence of the default.
- (5) Notice of any lapse, cancellation or material modification of any insurance policy maintained by the Association.

The request of a mortgagee or its servicer shall specify which of the above items it desires to receive and shall indicate the address to which any notices or documents shall be sent by Council. Council need not inquire into the validity of any request made by a mortgagee hereunder, but may request reimbursement for reasonable expenses in producing any documents requested.

Failure to comply with the requirements set forth above shall in no way invalidate otherwise proper actions of the Association and Council.



ARTICLE XIII LIMITATION OF LIABILITY

Section 13.1 Limited Liability of Council. Council, and its members in their capacity as members, officers and employees:

A. Shall not be liable for the failure of any service to be obtained by Council and paid for by the Association, or for injury or damage to persons or property caused by weather conditions or other natural occurrences or by another Unit Owner or person on the Property, or resulting from electricity, gas, water, rain, dust or sand which may leak or flow from the outside or from any part of any building on a Unit, or from any of its pipes, drain conduits, appliances, or equipment, or from any other place unless in each such instance such injury or damage has been caused by the willful misconduct or gross negligence of the Association or Council;

B. Shall not be liable to the Unit Owners as a result of the performance of Council members' duties for any mistake of judgment, negligence or otherwise, except for Council members' own willful misconduct or gross negligence;

C. Shall have no personal liability in contract to a Unit Owner or any other person or entity under any agreement, check, contract, deed, lease, mortgage, instrument or transaction entered into by them on behalf of Council or the Association in the performance of Council members' duties;

D. Shall not be liable to a Unit Owner, or such Unit Owner's tenants, employees, agents, customers or guests, for loss or damage caused by theft of or damage to personal property left by such Unit Owner or such Unit Owner's tenants, employees, agents, customers or guests in a Unit, or in or on the Common Facilities, except for Council members' own willful misconduct or gross negligence.

E. Shall have no personal liability in tort to a Unit Owner or any other person or entity, direct or imputed, by virtue of acts performed by or for them, except for Council members' own willful misconduct or gross negligence in the performance of their duties; and

F. Shall have no personal liability arising out of the use, misuse or condition of any building, or which might in any other way be assessed against or imputed to Council members as a result of or by virtue of their performance of their duties, except for Council members' own willful misconduct or gross negligence.

Section 13.2 Indemnification. Each member of Council, in the capacity as a Council member, officer or both, shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred in connection with any proceeding in which such member may become involved by reason of being or having been a member and/or officer of Council, or any settlement of any such proceeding, whether or not a Council member, officer or both at the time such expenses are incurred, except in such cases wherein such Council member and/or officer is adjudged guilty of willful misconduct or gross negligence in the performance of such member's duties; provided that, in the event of a settlement, this indemnification shall apply only if and when Council (with the affected member abstaining if then a Council Member)



approves such settlement and reimbursement as being in the best interests of the Association; and provided further that, indemnification hereunder with respect to any criminal action or proceeding is permitted only if such Council member and/or officer had no reasonable cause to believe such person's conduct was unlawful. The indemnification by the Unit Owners set forth in this Section 13.2 shall be paid by the Association on behalf of the Unit Owners and shall constitute a Common Expense and shall be assessed and collectible as such. Such right of indemnification shall not be deemed exclusive of any other rights to which such Council member and/or officer may be entitled as a matter of law or agreement or by vote of the Unit Owners or otherwise.

Section 13.3 Defense of Claims. Complaints brought against the Association, Council or the officers, employees or agents thereof in their respective capacities as such, or the Community as a whole, shall be directed to Council of the Association, which shall promptly give written notice thereof to the Unit Owners and the holders of any mortgages on Units and such complaints shall be defended by the Association. The Unit Owners and the holders of mortgages on Units shall have no right to participate in such defense other than through the Association.

Section 13.4 Insurance. Council shall obtain insurance to satisfy the indemnification obligation of the Association and all Unit Owners set forth in Section 13.2 above, if and to the extent available.

ARTICLE XIV UNITS SUBJECT TO COMMUNITY DOCUMENTS; EMINENT DOMAIN

Section 14.1 Applicability of Community Documents. Each present and future owner, occupant and Permitted Mortgagee of a Unit, shall be subject to and shall comply with the provisions of the Act, this Declaration, the Plan, the Bylaws and the Rules and Regulations and with the covenants, conditions and restrictions as set forth in this Declaration, the Plan, the Bylaws, the Rules and Regulations and the deed to such Unit; provided that nothing contained herein shall impose upon any lessee or Permitted Mortgagee of a Unit any obligation which the Act or one or more of such documents, or both, make applicable only to Unit Owners (including, without limitation, the obligation to pay assessments for Common Expenses). The acceptance of a deed or mortgage to any Unit, or the entering into occupancy of any Unit shall constitute an agreement that the provisions of the Act, this Declaration, the Plan, the Bylaws, the Rules and Regulations and the covenants, conditions and restrictions set forth in the deed to such Unit are accepted and ratified by such grantee or Permitted Mortgagee. All of such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or mortgage thereof.

Section 14.2 Amendment Generally. Except as limited by Section 5219 of the Act, this Declaration may be amended by the vote of sixty-seven percent (67%) of the allocated votes in the Association pursuant to Section 5.3 above. The Community may be terminated only by the vote of ninety (90%) percent of all allocated votes in the Association pursuant to Section 5.3 above.



Section 14.3 Rights of Secured Lenders. Subject to the limitations imposed by Section 5221 of the Act and except as set forth below, no amendment of this Declaration may be made without the prior written approval of holders of first mortgages on Units to which the Units subject to a mortgage appertain, if and to the extent that such approval is required by the Act or if and to the extent that such amendment would have the effect of (1) terminating or abandoning the Community (except for termination or abandonment as a result of a taking of all the Units by eminent domain); (2) abandoning, encumbering, selling or transferring the Common Facilities; (3) partitioning or subdividing any Unit or the Common Facilities; or (4) changing the proportionate common expense liability of the Unit Owners. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Facilities shall not be deemed to be a transfer within the meaning of this Section. If any Permitted Mortgagee fails to submit a written response to any written proposal for an amendment within sixty (60) days after the Permitted Mortgagee receives notice of the Proposal, provided the notice was delivered by certified or registered mail, with a "return receipt" requested, the proposed amendment shall be deemed approved by the Permitted Mortgagee.

Section 14.4 Other Amendments. If any amendment is necessary in the judgment of Council to cure any ambiguity or to correct or supplement any provision of this Declaration or the Plats and Plans which is defective or inconsistent with any other provision hereof or thereof or with the Act, or to change, correct or supplement anything appearing or failing to appear in the Plats and Plans which is incorrect, defective or similarly inconsistent, or if such amendment is necessary to conform to the then current requirement of FNMA, FHLMC, VA, FHA, GNMA, or other similar government agency with respect to community projects, Council may, at any time and from time to time, effect such amendment without the approval of the Unit Owners, or Permitted Mortgagees, upon receipt by Council of an opinion from independent legal counsel to the effect that the proposed amendment is permitted by the terms of this sentence, together with a like opinion from an independent registered architect or licensed professional engineer in the case of any such amendment to the Plats and Plans. Each such amendment shall be effective upon the recording of an appropriate instrument setting forth the amendment and its due adoption, execution and acknowledgments by one or more officers of Council.

ARTICLE XV GENERAL PROVISIONS

Section 15.1 Enforcement. This Declaration, the Articles of Incorporation and the Bylaws may be enforced by the Association as follows:

A. Breach of any of the covenants contained in the Declaration or the Bylaws and the continuation of any such breach may be enjoined, abated or remedied by appropriate legal proceedings by any Unit Owner, by the Association or the successors-in-interest of the Association. Any judgment rendered in any action or proceeding pursuant hereto shall include the amount of any delinquent payment, interest thereon, costs of collection, including attorney's fees, court costs and penalty charges.

B. The result of every act or omission by which covenants contained in this Declaration or the Bylaws are violated in whole or in part is hereby declared to be and constitutes a nuisance, and every remedy allowed by law or equity against a nuisance either



public or private shall be applicable against every such result and may be exercised by any Unit Owner, by the Association or its successors-in-interest.

C. The remedies herein provided for breach of the covenants contained in this Declaration or in the Bylaws shall be deemed cumulative, and none of such remedies shall be deemed exclusive.

D. The failure of the Association to enforce any of the covenants contained in this Declaration or in the Bylaws shall not constitute a waiver of the right to enforce the same thereafter.

E. A breach of the covenants, conditions or restrictions contained in this Declaration or in the Bylaws shall not affect or impair the lien or charge of any bona fide Mortgage or deed of trust made in good faith and for value on any residential Lot or the Unit thereon, provided, however, that any subsequent Unit Owner of such property shall be bound by said covenants, whether such Unit Owner's title was acquired by foreclosure in a trustee's sale or otherwise.

Section 15.2 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 15.3 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of a residential planned community and for the maintenance of Common Facilities. The article and section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine and neuter shall each include the masculine, feminine and neuter.

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. Neither proxy or absentee ballots shall be permitted.

Section 15.5 Documentation. Each amendment permitted by this Article XIV shall be effective upon the recording in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania of an appropriate instrument reciting that this Declaration and/or the Village Plan is to be amended in accordance therewith, duly executed and acknowledged on behalf of the Council.

Section 15.6 Power of Attorney. Each Unit Owner, by acceptance of a deed for any Unit, shall be deemed to have made, constituted and appointed the President of the Association as true and lawful attorney to execute and acknowledge for such Unit Owner any amendment or



modification of this Declaration authorized pursuant to this Article XV to the end that any such instrument may be executed and acknowledged by said attorney and filed of record in the aforesaid Recorder of Deeds Office.

Section 15.7 Condemnation. Whenever any proceedings are instituted which could result in the temporary or permanent taking, injury or destruction of all or part of the Common Facilities, by the power of or a power in the nature of eminent domain or by an action or deed in lieu of condemnation, the Association and each Unit Owner shall be entitled to notice thereof and the Association shall and the said Unit Owners at their expense may participate in such proceedings. In any such proceedings, damages shall be determined for such taking, injury or destruction as a whole and not for each Unit Owner's interest therein. If all or part of the Common Facilities is permanently or temporarily taken, injured or destroyed by the power of or a power in the nature of eminent domain or by an action or deed in lieu of condemnation, the net award or other net proceeds thereof shall be payable to the Association. The Council shall, if necessary, first use such proceeds to repair or restore the Common Facilities and then shall at its election either distribute any balance equally to each Unit Owner or Permitted Mortgagee, as their interests may appear, or retain all or part thereof for use to pay or reserve against Common Expenses. Each Unit Owner or Permitted Mortgagee, as their interests may appear, affected shall be entitled to any remaining proceeds attributable to the taking of all or part of a Unit.

Section 15.8 Notices. Any notice required to be sent will be deemed to have been properly sent when mailed, post prepaid, to the last known address of the person who appears as a Unit Owner on the records of the Association at the time of such mailing.

Section 15.9 Constructive Notice and Acceptance. Every person who owns, occupies or acquires any right, title, estate or interest in or to any Unit or other portion of the Property does and shall be conclusively deemed to have consented and agreed to every limitation, restriction, easement, reservation, condition and covenant contained herein, whether or not any reference to these restrictions is contained in the instrument by which such person acquired an interest in the Property, or any portion thereof.

IN WITNESS WHEREOF, the Association has caused this Amended and Restated Declaration to be executed on the date and year first above written.

VILLAGE OF GLENWOOD HOMEOWNERS
ASSOCIATION

By: John C. McCombs
Print Name: John C. McCombs
Title: President

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Chester :

SS

On the 26th day of March A.D., 2014, before me, the undersigned officer, personally appeared John C McCombs, who acknowledged himself/herself to be the President of VILLAGE OF GLENWOOD HOMEOWNERS ASSOCIATION, a Pennsylvania non-profit corporation, and as such officer, 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.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Wade E. Robinson, Notary Public
Lower Merion Township, Montgomery County
My Commission Expires April 14, 2015

Notary Public

Unofficial



Exhibit "A"

Legal Description of Glenwood Village within Hershey's Mill

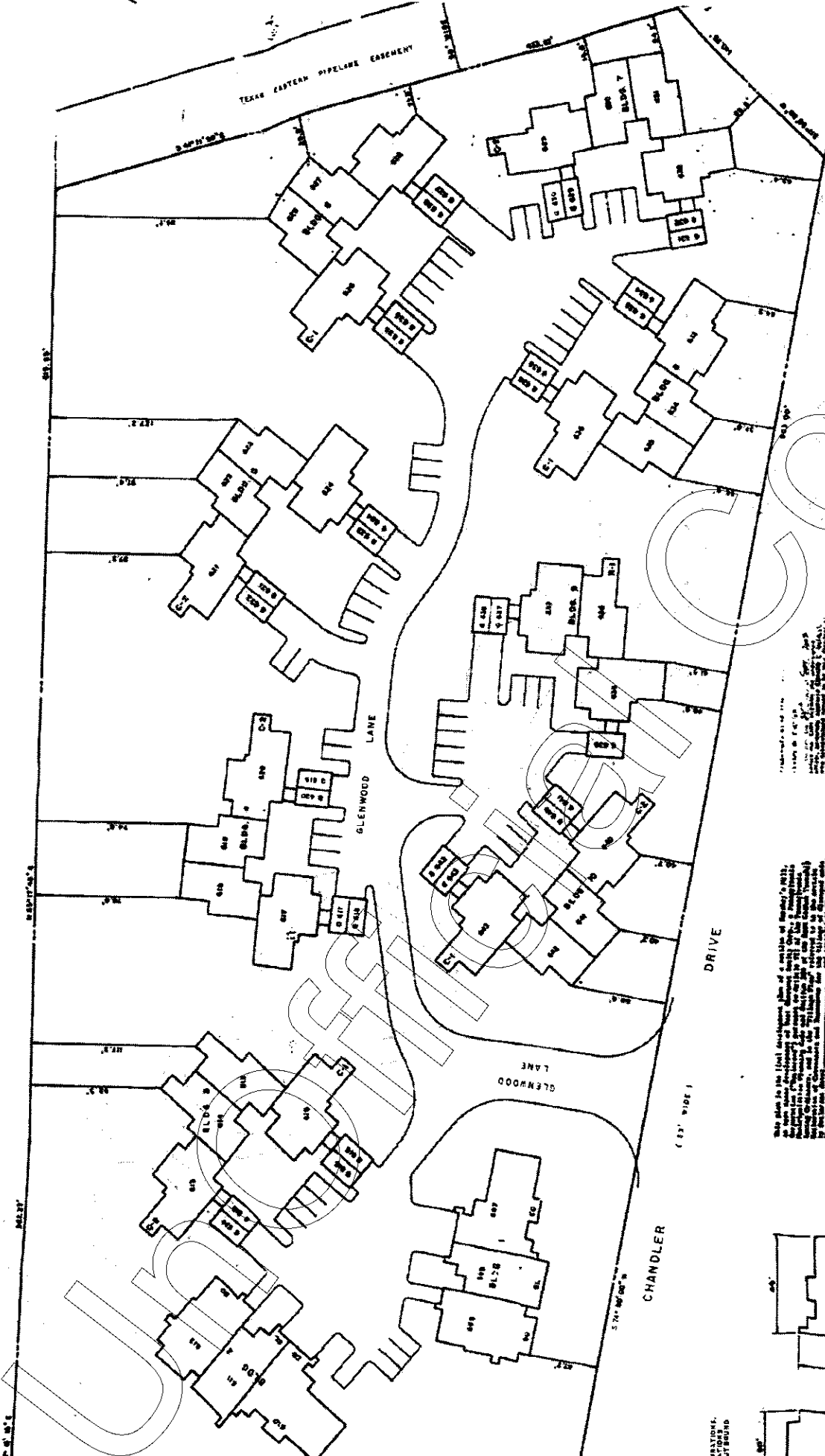
ALL THAT CERTAIN parcel of land within lands of East Goshen Township, designated as Glenwood Village on a plan entitled Final Hershey's Mill Plan, Drawing CP-2, Sheet 2 of 3, prepared by G.S. Winters & Associates, Inc. dated August 8, 2006, last revised September 13, 2007, located in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point along the easterly right-of-way line of Mill Drive (33.00' wide private road), and the northerly right-of-way line of Chandler Drive (33.00' wide private road); thence

1. Along easterly right-of-way line of Mill Drive, N 65° 52' 48" W, a distance of 31.91 feet to a point; thence
2. N 25° 16' 02" W, a distance of 355.02 feet to a point along southerly title line of Green Hill Road (SR 2018); thence
3. Along southerly title line of Green Hill Road, N 67° 15' 15" E, a distance of 262.57 feet to a point; thence
4. N 65° 17' 45" E, a distance of 619.95 feet to a point; thence
5. Leaving title line of Green Hill Road, S 41° 11' 50" E, a distance of 433.62 feet to a point; thence
6. S 17° 50' 00" W, a distance of 140.77 feet to a point along said northerly right-of-way line of Chandler Drive; thence
7. S 74° 50' 00" W, a distance of 902.98 feet to a point along said easterly right-of-way line of Mill Drive and first mentioned place of BEGINNING.

CONTAINING a total of 9.74 acres of land, more or less.



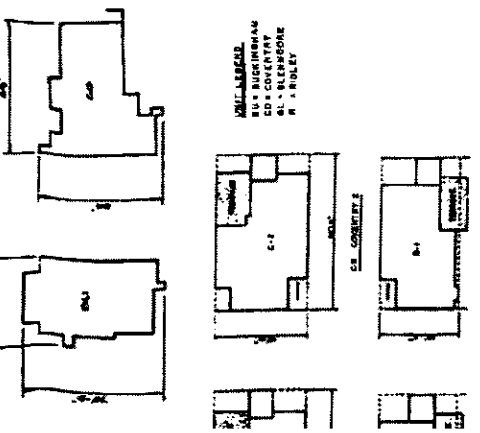


THE WOOLS
 GLEN
 EAST

GENERAL NOTES
 1. TOTAL AREA OF TRACT = 315,500 SQ. FT.
 2. TOTAL NO. OF UNITS = 100
 3. TOTAL NO. OF PARKING SPACES = 100
 4. TOTAL NO. OF STAIRS = 100

REMOVED MINOR SPACES = 34
 PAVED PARKING SPACES = 67
 (INCLUDING STAIRS)

THIS PLAN IS THE ARCHITECT'S PLAN OF A RESIDENTIAL TRACT...
 THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS...
 THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS...
 THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS...



53 3 14 2014

10-7-03

Handwritten signatures and initials.

EXHIBIT "C"

MATTERS OF RECORD

1. Easements and rights as set forth on Plan of Village of Glenwood and recorded in Plan #5457.
2. Declaration of Covenants, Conditions, Easements and Restrictions as set forth in Misc. Deed Book 676, Page 189.
3. Building lines as set forth Plan of Village of Glenwood.
4. Notes, conditions, easements, encroachments and rights of others set forth on Plan of Village of Glenwood but deleting any covenants, condition or restriction indicating a preference, limitation, specification or discrimination based on race, color, religion, sex, handicap, familial status, national origin, age, ancestry, disability or use of guide or support animals to the extent such covenants, conditions or restrictions violate 42 U.S.C § 3604(c) and/or 43 P.S. § 951.
5. Rights granted to utility companies as in Misc. Deed Books 70 at Page 346, 84 at Page 157, 180 at Page 634, 184 at Page 210, 201 at Page 691, 233 at Page 88, 239 at Page 253, 319 at Page 247, 424 at Page 544 and 665 at Page 204 and in Record Books 1749 at Page 363 and 2305 at Page 69.
6. Philadelphia Electric (PECO Energy) in Misc. Deed Book 52 at Pages 215 & 387.
7. Defense Plant Corp. in Misc. Deed Book 81 at Page 71.
8. Keystone Pipeline Co. in Misc. Deed Books 58 at Page 315 and 66 at Page 591.
9. Transcontinental Pipeline Co. in Misc. Deed Book 95 at Page 116.
10. East Goshen Township in Misc. Deed Book 267 at Page 266.
11. Hershey's Mill Services Assoc. in Misc. Deed Book 482 at Page 423.
12. Green Hill Sewer Assoc. in Misc. Deed Book 482 at Page 433.
13. Lancaster and Philadelphia Electric Co. in Misc. Deed Book 26 at Page 122.
14. Philadelphia Suburban Water Co. in Record Books 479 at Page 224, 936 at Page 212 and 1022 at Pages 380 & 390.
15. Cable TV of Chester County in Record Book 3382 at Page 44.
16. Easement and Right of Way Agreement in Misc. Deed Book 692 at Page 477.
17. Lease to Hershey's Mill Golf Club in Misc. Deed Book 482 at Page 413.



UPI Numbers – The Village of Glenwood

<u>UPI</u>	<u>Address</u>	<u>UPI</u>	<u>Address</u>
53-2-704X	607 Glenwood Lane (on 1 st Pj)	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		

