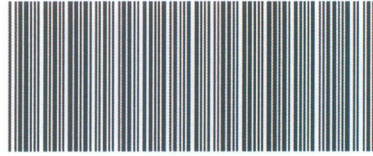


Lancaster County

Ann M. Hess
 Recorder of Deeds
 150 N. Queen Street
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
 Fax: 717-299-8393



INSTRUMENT # : 6456463
 RECORDED DATE: 05/10/2019 02:03:52 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: MISC - NON MORTGAGE
Transaction Reference: Woods Edge of Elizabethtown - Declaration of Covenants
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Transaction #: 3857277 - 1 Doc(s)
Document Page Count: 4
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RETURN TO: (Email)
 Niaskara Cajas Gonzalez
 Nikolaus & Hohenadel, LLP
 212 North Queen street
 Lancaster, PA 17603

SUBMITTED BY:
 Niaskara Cajas Gonzalez
 Nikolaus & Hohenadel, LLP
 212 North Queen street
 Lancaster, PA 17603

*** PROPERTY DATA:**
 Parcel ID #:

Municipality:
 School District:

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:

RECORDING FEE: MISC - NON MORTGAGE	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
Total:	\$18.50

INSTRUMENT # : 6456463
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I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.



Ann M. Hess
 Recorder of Deeds

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THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

PREPARED BY AND RETURN TO:
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Tax Account No. 160-03428-0-0000
2 Stonecrest Trail, Elizabethtown PA 17022
West Donegal Township

**SECOND AMENDMENT TO WOODS EDGE OF ELIZABETHTOWN
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND RESTRICTIONS**

THIS SECOND AMENDMENT is made this 8th day of May, 2019, by Woods Edge of Elizabethtown Homeowners Association, Inc., a Pennsylvania non-profit corporation, (hereinafter "Declarant").

A. Pursuant to the Woods Edge of Elizabethtown Declaration of Covenants, Conditions, Easements and Restrictions (hereinafter "Declaration"), which was dated February 16, 2007, and recorded in the Office of the Recorder of Deeds for Lancaster County at Document #5598211. Declarant Woods Edge of Elizabethtown, LLC ("Declarant") submitted to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. Section 5101 et seq., as amended, (hereinafter "The Act") certain real estate described in a Plan referred to as the Final Subdivision/Land Development Plan for Woods Edge of Elizabethtown, prepared by D.C. Gohn Associates, Inc. and recorded at Book J-229, Page 25, and created a planned community known as Woods Edge.

B. Declarant determined that certain revisions and additions needed to be made to the Declaration, and prepared and recorded First Amendment to Woods Edge of Elizabethtown Declaration of Covenants, Conditions, Easements and Restrictions, dated November 16, 2010 and recorded in the Office of the Recorder of Deeds for Lancaster County at Document #5896292 on November 23, 2010.

C. The Woods Edge of Elizabethtown Homeowners Association, Inc (hereinafter "Association") has now determined that certain additional corrections, amendments, and revisions need to be made to the Declaration, and following approval of the same at a meeting of the Association. Association declares to make the same pursuant to the authority granted to it in Article XI, Section 11.05 of the Declaration.

WITNESSETH, that the Association does amend the Declaration as follows:

1. ARTICLE VI, Section 6.01 is amended to change the sum to be paid at settlement of all subsequent transfers of any Unit to One Thousand (\$1,000.00) Dollars, to be paid by the new Owner and to be allocated to the capital reserve fund.

2. ARTICLE III shall be amended to add a new Section 3.10, which shall provide as follows:

3.10 Lease of Units: No Owner of any Unit within Woods Edge shall be permitted to lease a Unit for residential purposes for any length of time, including short term or vacation rentals, and shall not be permitted to lease a Unit for any commercial or other purposes.

3. Article VI Section 6.01 shall be amended to provide as follows:

(d) The Annual Assessment shall commence as to each Unit on the date of deed of conveyance of that Unit from the Declarant and shall be pro-rated for the calendar year and/or month in which closing occurs. Owner shall pay at settlement the then current year assessment prorated to the date of settlement. In addition, Owner at settlement shall pay the sum of One Thousand Dollars (\$1,000.00) to which sum shall be non-refundable and shall be allocated to the capital reserve fund for improvements to the Common Facilities. Until such conveyance, Declarant shall pay the Annual Assessment for each Unit owned by Declarant. At settlement on all subsequent transfers for each Unit owned by Declarant. At settlement on all subsequent transfers of any Unit, the sum of One Thousand Dollars (\$1,000.00) shall be paid by the new Owner and allocated to the capital reserve fund for improvements to the Common Facilities.

4. Except as explicitly set forth herein, the Declaration remains unchanged and in full force and effect.

5. Association hereby ratifies and reaffirms all the terms and conditions of the original Declaration which are not inconsistent with the terms of this First Amendment.

IN WITNESS WHEREOF, the undersigned have executed this First Amendment to the Woods Edge of Elizabethtown Declaration of Covenants, Conditions, Easements and Restrictions, the day and date first above written.

WOODS EDGE OF ELIZABETHTOWN
HOMEOWNERS ASSOCIATION, INC.

ATTEST: _____

By: Amy P. Waganan
Amy P. Waganan, President

Commonwealth of Pennsylvania)
)
 County of Lancaster) SS

On this, the 8th day of May 2019, before me, the undersigned, personally appeared Bernadette M. Hohenadel, Esquire, known to me to be a member of the bar of the Pennsylvania Supreme Court, Supreme Court ID Number 28330, and certified that Amy P. Wagaman, whose name is subscribed to the within instrument, executed the same, for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Bernadette M. Hohenadel
 Bernadette M. Hohenadel, Esquire
 Sup. Ct. ID No. 28330

Jennifer J. Hollinger
 Notary Public
 My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
 Jennifer J. Hollinger, Notary Public
 Lancaster County
 My commission expires February 6, 2022
 Commission number 1186528
 Member, Pennsylvania Association of Notaries

