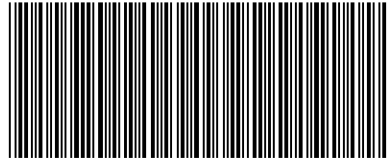


Lancaster County

Bonnie L. Bowman
 Recorder of Deeds
 150 N. Queen Street
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
 Fax: 717-299-8393



INSTRUMENT # : 5896292
 RECORDED DATE: 11/23/2010 03:06:59 PM



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LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: MISC - NON MORTGAGE
Transaction Reference: First Amendment to Woods
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 212 North Queen street
 Lancaster, PA 17603

SUBMITTED BY: (Ngonzalez@n-hlaw.com)
 Niaskara Cajas Gonzalez
 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 # : 5896292
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I hereby CERTIFY that this document is
 recorded in the Recorder of Deeds Office in
 Lancaster County, Pennsylvania.



Bonnie L. Bowman

Bonnie L. Bowman
 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.

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PREPARED BY AND RETURN TO:
Bernadette M. Hohenadel, Esquire
NIKOLAUS & HOHENADEL, LLP
212 North Queen Street
Lancaster PA 17603
(717) 299-3726

Tax Account No. 160-03428-0-0000
2 Stonecrest Trail, Elizabethtown PA 17022

West Brongal Township

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

THIS FIRST AMENDMENT is made this 16 day of July, 2010, by Woods Edge of Elizabethtown, LLC, a Pennsylvania limited liability company, (hereinafter "Declarant").

Supplemental

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 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 has now determined that certain corrections, amendments, and revisions need to be made to the Declaration and Declarant declares to make the same pursuant to the authority granted to it in Article XI, Section 11.05 of the Declaration.

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

1. ARTICLE I, Section 1.01 is amended to add a new paragraph (c) which shall read as follows:

(c) "Alternative energy systems" as utilized herein shall refer to any energy systems installed on or at any Unit with Woods Edge, including but not limited to solar, wind, and the like, for purposes of generating energy and/or electricity to be primarily utilized by the Unit, with any excess being sold or otherwise converted for use in the electricity grid.

All following paragraphs within ARTICLE I, Section 1.01 shall be relettered to (d) through (bb).

2. ARTICLE III, Section 3.04 is amended to add paragraph 3.04 (k) to read as follows:

(k) No alternative energy systems, including solar panels, windmills, or other similar type devices shall be erected or maintained on any unit unless approved and agreed to by Declarant, or by the executive board or an architectural control committee appointed by the board. Approval shall not be unreasonably withheld, consistent with the preservation of aesthetics within the community. Provided, however, that no solar panels shall be mounted on the roof of any unit that is directly visible from any street, public or private, located within Woods Edge. Such equipment may be mounted on the rear portions of the roof or any other portion of the roof which is not directly visible from any street. Any other alternative energy systems shall not be located on any portion of the unit which shall be directly visible from any street within Woods Edge. Any limitations on the location of alternative energy systems shall be subject to the provisions of any applicable federal or state statutes, laws, regulations, or ordinances.

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

4. Declarant 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.

ATTEST: David E. Jellison

WOODS EDGE OF ELIZABETHTOWN, LLC

By: Robert L. Gruber
Robert L. Gruber, Member

ATTEST: David E. Jellison

By: Ronald H. Rohrer
Ronald H. Rohrer, Member

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

ON THIS *16* day of *November*, 2010, before me, the undersigned officer, personally appeared ROBERT L. GRUBER who acknowledged himself to be a Member of **WOODS EDGE OF ELIZABETHTOWN, LLC**, a limited liability company, and that as such Member being authorized to do so, executed the within document for the purposes therein contained by signing the name of WOODS EDGE OF ELIZABETHTOWN, LLC by himself as Member.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
David E. Pelletier, Notary Public
Elizabethtown Boro, Lancaster County
My Commission Expires May 28, 2013
Member, Pennsylvania Association of Notaries

David E. Pelletier (SEAL)
Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

ON THIS *16* day of *November*, 2010, before me, the undersigned officer, personally appeared RONALD H. ROHRER who acknowledged himself to be a Member of **WOODS EDGE OF ELIZABETHTOWN, LLC**, a limited liability company, and that as such Member being authorized to do so, executed the within document for the purposes therein contained by signing the name of WOODS EDGE OF ELIZABETHTOWN, LLC by himself as Member.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
David E. Pelletier, Notary Public
Elizabethtown Boro, Lancaster County
My Commission Expires May 28, 2013
Member, Pennsylvania Association of Notaries

David E. Pelletier (SEAL)
Notary Public