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Monroeville, PA 15146

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

for

COURTYARDS AT KRENDALE, A CONDOMINIUM

TOWNSHIP OF BUTLER, BUTLER COUNTY, PENNSYLVANIA

ADDING PHASE 2

This Amendment made this 10 day of APRIL, 2018, by **COURTYARDS AT KRENDALE, LP**, a Pennsylvania limited partnership (the "**Declarant**").

WITNESSETH:

Pursuant to a certain Declaration of Condominium dated November 3, 2017, executed by Declarant and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument Number 201711030024184 (the "Declaration"), Declarant submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §§ 3101 *et seq.* (the "Act") certain real estate located in the Township of Butler, Butler County, Pennsylvania, as described in Exhibit "A" to the Declaration and created a condominium known as the "Courtyards at Krendale" (the "Condominium").

1. Pursuant to the Declaration, Declarant reserved an option to convert into Units, Common Elements, Limited Common Elements or any combination thereof all or any portions of the "Convertible Real Estate" described on Exhibit "E" to the Declaration.

2. Declarant now desires to convert into Units, Common Elements and Limited Common Elements that portion of the Convertible Real Estate which is shown on the Plats and Plans referenced in Exhibit "1", attached hereto and which is referred to herein as "Converted Real Estate".

3. All capitalized terms used herein which are not defined herein shall have the meanings specified in the Declaration.

NOW, THEREFORE, pursuant to the Declaration and the Act, Declarant hereby declares that the Declaration is amended as follows:

1. The term "Plats and Plans" as defined in Section 1.3.2 of the Declaration shall henceforth mean the Plats and Plans attached to the Declaration as Exhibit "D", those attached in any prior amendments and those which are referenced in Exhibit "1" and made a part hereof.

2. Such Converted Real Estate consists of the Common Elements, Limited Common Elements and Unit Numbers **2802, 2804, 2806, 2808, 3002, 3004, 3006 and 3008** being shown as "Phase 2" on the Plat referenced in Exhibit "1" for a total of 8 additional Units.

3. In accordance with the Declaration, the Percentage Interests appurtenant to each Unit henceforth shall be as set forth in Exhibit "2" attached hereto, which Exhibit "2" is hereby substituted for Exhibit "F" attached to the Declaration.

4. Except as specifically amended hereby, the Declaration, as amended, remains in full force and effect in accordance with its terms.

[Signature attached]

EXHIBIT "1"

THE AMENDMENT TO THE PLATS AND PLANS FOR THE COUETYARDS AT
KRENDALE CONDOMINIUM, ADDING PHASE 2 TO THE CONDOMINIUM, IS
RECORDED IN OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY,
PENNSYLVANIA, AT INSTRUMENT NUMBER 201804120006865
AND PLAN BOOK VOLUME 370, PAGES 23.

EXHIBIT "2"
PERCENTAGE INTEREST TABLE

| BUILDING | UNIT | PERCENTAGE INTEREST |
|----------|------|---------------------|
| 36 | 301 | 5% |
| 36 | 305 | 5% |
| 36 | 3602 | 5% |
| 36 | 3604 | 5% |
| 34 | 3402 | 5% |
| 34 | 3404 | 5% |
| 34 | 3406 | 5% |
| 34 | 3408 | 5% |
| 32 | 3202 | 5% |
| 32 | 3204 | 5% |
| 32 | 3206 | 5% |
| 32 | 3208 | 5% |
| 30 | 3002 | 5% |
| 30 | 3004 | 5% |
| 30 | 3006 | 5% |
| 30 | 3008 | 5% |
| 28 | 2802 | 5% |
| 28 | 2804 | 5% |
| 28 | 2806 | 5% |
| 28 | 2808 | 5% |

NOTES:

1. This table is based on completion of Phases 1 and 2, consisting of the construction of the above-identified Units.
2. Upon construction of additional Units in accordance with the terms of this Declaration, this Table will be amended to reflect the additional Units.



I hereby CERTIFY
that this document is
recorded in the
Recorder's Office
of Butler County,
Pennsylvania

Michele M. Mustello
Michele M. Mustello - Recorder of Deeds