



60 2022 00024250

Allegheny County
Jessica Garofolo
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2022-24250

BK-DE VL-18997 PG-136

Recorded On: July 29, 2022

As-Deed Agreement

Parties: FOREST GROVE CONDO ASN

To FOREST GROVE CONDO ASN

of Pages: 5

Comment:

***** THIS IS NOT A BILL *****

Deed Agreement	181.75
	0
	0
Total:	181.75

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No	
KENNEDY TP	EXEMPT
Ward-99-NO WARD	
Value	0.00
Commonwealth of Pennsylvania	0.00
Munic-Kennedy Twp	0.00
School District-Montour	0.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00

Certified On/By-> 07-29-2022 / Angela Gans
CONDO DECLARATION

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2022-24250
 Receipt Number: 4149693
 Recorded Date/Time: July 29, 2022 11:28:25A
 Book-Vol/Pg: BK-DE VL-18997 PG-136
 User / Station: E GoodRider - CASH 04

LMBH LEGAL SERVICES LLC
 PO BOX 207
 GLENSHAW PA 15116



Jessica Garofolo

Jessica Garofolo, Director
Rich Fitzgerald, County Executive

**AMENDMENT TO THE DECLARATION OF THE
ESTATES OF FOREST GROVE CONDOMINIUM**

WHEREAS, The Estates at Forest Grove Condominium Association is a condominium located in Kennedy Township, Allegheny County, Pennsylvania, and was enacted in accordance with the provisions of the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S. 3101, *et. seq.* (“the Act”) by the recording of a Declaration of the Estates of Forest Grove Condominium at the Recorder of Deeds Office in and for Allegheny County, Pennsylvania, at Deed Book Volume 10003, Page 560, and the recording of a Declaration and Establishment of Easements, Conditions, Reservations and Use Restrictions for the Estates of Forest Grove Condominium at the Recorder of Deeds Office in and for Allegheny County, Pennsylvania, at Deed Book Volume 10003, Page 543; as amended by an Amendment to the Declaration and the Declaration and Establishment of Easements, Conditions, Reservations and Use Restrictions recorded on June 15, 2015 at Deed Book Volume 16011, Page 244; as amended by an Amendment to the Declaration and the Declaration and Establishment of Easements, Conditions, Reservations and Use Restrictions recorded on June 15, 2015 at Deed Book Volume 16011, Page 250; as amended by an Amendment to the Declaration recorded on August 13, 2018 at Deed Book Volume 17320, Page 420 (hereinafter collectively “the Declaration”); and

WHEREAS, Article 2, Section 2.3 of the Declaration and Section 3307 of the Act provides that the Association is responsible for the maintenance, repair and replacement of the Common Elements as a part of the Common Expenses; and

WHEREAS, Article 3, Section 3.2.2 defines the Common Elements to mean and include, *inter alia*, the roofs of all Buildings at the Property; and

WHEREAS, Article 3, Section 3.4.5 provides that Unit Owners shall be responsible for their pro-rata share of the Common Expenses which shall include reserves for repair or replacement of the Common Elements; and

WHEREAS, as part of the reserves for repair and replacement, the Association must adequately fund the maintenance, repair and replacement of the roofs which is a substantial and defined expense of the Association; and

WHEREAS, in an effort to provide for adequate reserves and to ensure the prompt replacement of the roofs, the Association desires to amend its Declaration to provide that a separate reserve account shall be created and maintained for the sole purpose of funding the replacement of the roofs and appurtenant apparatus; and

WHEREAS, Article 6, Section 6.1 of the Declaration provides that the Declaration may be amended as specified in Section 3219 of the Uniform Condominium Act; and

WHEREAS, Section 3219 of the Uniform Condominium Act provides, in pertinent part, that the Declaration may be amended upon an affirmative vote of no less than sixty-seven (67%) percent of those Unit Owners entitled to cast a vote at the Association.

NOW THEREFORE, after obtaining an affirmative vote of the Unit Owners representing of no less than sixty-seven (67%) percent of the Common interests, the Declaration of The Estates at Forest Grove Condominium is hereby amended as follows:

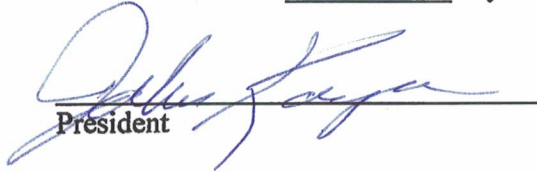
FIRST: The following Article 3, subsection 3.4.6 shall be added to the Declaration:

“... Common Expenses shall be defined as...

3.4.6. In addition to all other reserves, a separate reserve for replacement of the roofs and appurtenant apparatus, including but not limited to gutters and downspouts, which shall be maintained in a separate reserve account from which expenditures are limited to said replacement only.”

SECOND: Except to the extent of any inconsistency herewith, all of the remaining provisions of the Declaration of The Estates of Forest Grove Condominium Association, shall remain in full force and effect.

DATED THIS 28th day of June, 2022.



President



Secretary

CERTIFICATE

We, John Karpa, President of The Estates of Forest Grove Condominium Association, and Annette^{R.} Carolus, Secretary of The Estates of Forest Grove Condominium Association hereby certify that the foregoing Amendment to the Declaration has been consented to by at least 67% of the Unit Owners entitled to cast a vote.

Dated this 28th day of June, 2022.

[Signature]
President

[Signature]
Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

On this, the 28th day of June, 2022, a Notary Public in and

for the Commonwealth of Pennsylvania, personally appeared John Karpa, President and Annette^{R.} Carolus, Secretary, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

[Signature]
Notary Public

My Commission Expires: 8/25/24

Commonwealth of Pennsylvania - Notary Seal
Lisa M. Burkhart, Notary Public
Allegheny County
My commission expires August 25, 2024
Commission number 1020511

MAIL TO : LMBH Legal Services, LLC
PO Box 207
Glenshaw, PA 15116