



SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING GRANDSHIRE HOMEOWNERS ASSOCIATION AND OPEN SPACE

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING GRANDSHIRE HOMEOWNERS ASSOCIATION AND OPEN SPACE is made this 10th day of August, 2005, by GRANDSHIRE HOMEOWNERS ASSOCIATION, INC., a planned community organized under the laws of the Commonwealth of Pennsylvania.

WITNESSETH:

Cranberry Twp. Butler County

WHEREAS, Grandshire Homeowners Association, Inc. is currently subject to and governed by a Declaration of Covenants, Conditions and Restrictions Governing Grandshire Homeowners Association and Open Space recorded at the Recorder of Deeds Office of Butler County on December 20, 1996, at Deed Book Volume 2696 Page 625 as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions Governing Grandshire Homeowners Association and Open Space dated July 8, 1997 and recorded at the Recorder of Deeds Office of Butler County at Deed Book Volume 2756 Page 591 (the "Declaration"); and

WHEREAS, Article VII, Section 1 (d) prohibits, inter alia, the placement of sheds upon any Lot; and

WHEREAS, Article VI, Part B, Section 2 of the Declaration provides that the Declaration may be amended with the written approval of two-thirds (2/3) of all the votes of the Lot Owners; and

WHEREAS, the Association wishes to modify its Declaration to allow certain sheds that conform with certain requirements; and

WHEREAS, an amendment to the Declaration allowing sheds with certain restrictions was approved in writing by seventy-eight percent (78%) of all Lot Owners.

NOW THEREFORE, the Declaration shall be and hereby is amended to read as follows:

1. Article I, shall be amended by adding the following sections:

Section 12. "Approved Shed" shall mean and refer to any small structure that is placed on a Lot that meets the following requirements: (1) the plans and diagrams for such structure have been submitted to the Board of Directors for approval, or a Committee created by the Board of Directors for such purpose, prior to construction; (2) at the time of its construction, the structure meets or exceeds Cranberry Township's building code requirements for sheds as well as conforms to any and all applicable ordinances; and (3) conforms with all requirements contained herein.

2. Article VII, Section 1 (a) shall be deleted in its entirety and replaced with the following section:

(a) None of the Lots shall be used for any purpose other than for residential uses. No structures shall be erected or maintained on any building plot other than the one detached single-family dwelling, its appurtenant garage, and any Approved Shed or other structure permitted by this Declaration, as amended. No Lots may be further subdivided; provided however, that the limitation shall not preclude the granting of easements or rights of way.

3. Article VII, Section 1 (d) shall be deleted in its entirety and replaced with the following section:

(d) No trailer, tent or shed shall be placed on any building plot, except for Declarant's Construction trailer or a construction trailer of the contractor building a home on such Lot or an Approved Shed. Inactive construction equipment or construction vehicles may not be stored in the open where they may be seen from any occupied residence in the phase once 50% of the residences in such phase have been completed. Construction equipment which is in weekly use shall not be considered inactive. No garage or any structure other than the dwelling house for which the plans have been approved in accord with the terms hereof shall be used as a residence, temporarily or permanently. No dwelling house in the process of construction shall be occupied as a residence until the exterior construction thereof shall have been completed.

4. Article VII, Section 2 shall be added as follows:

An Approved Shed shall meet the following requirements:

- (1) The structure and its placement shall comply with all Cranberry Township codes and ordinances, including any and all applicable building codes and zoning ordinances.
- (2) Two copies of plans and plot location diagrams are to be submitted to and approved by the Board, or the Board appointed Committee for such purpose, prior to construction.
- (3) The structure shall not exceed 100 square feet of floor space and the maximum height of 10 feet measured from ground level to the highest roof peak.
- (4) The structure's exterior shall be constructed of wood or vinyl with a similar type of vinyl or asphalt roof shingles to match the primary dwelling. Plastic sheds not constructed in this manner and metal sheds are not permitted.
- (5) The structure shall not be used as a dwelling or to house common pets, livestock, or other exotic animals.
- (6) The structure and all of its parts shall be maintained by the Owner and kept in good condition. Sheds that do not meet the requirements herein, that are not maintained or are deteriorating shall be repaired or removed by the Owner. Failure of an Owner to install and maintain an Approved Shed in accordance with this Declaration shall be enforced in accordance with this Declaration, other Association documents and Pennsylvania law, including, but not

