

Covenants and Restrictions for Redmond Place,
Cranberry Township, Butler County,
Pennsylvania
Amendment No. 01 15 July 2016

The purposes of, and implemented by, this Amendment 01 to the "Covenants and Restrictions for Redmond Place, Cranberry Township, Butler County, Pennsylvania" (hereinafter referred to as the "Covenants and Restrictions") are as follow:

(a) Clarify and recognize that, as informed by Cranberry Township Resolutions Numbers 2007-09 and 2007-28, adopted 02/01/07 and 5/3/07 respectively, the Redmond Place residential development does include not only the eight duplex units (sixteen lots and individual residences - lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A and 8B) but also that approximately 2.9 acre parcel of land referred to as lot 9 (expected to have a 113 Redmond Ct. address).

(b) Clarify and recognize that any owner of lot 9 is included in the Redmond Place Homeowners Association in accordance with both the "Covenants and Restrictions" and Article II Definitions of the "Bylaws of Redmond Place Homeowners Association".

(c) Clarify that the "approval by the Association" of lighting and mailboxes as set forth in Section 6.18 of the "Covenants and Restrictions" is intended to mean approval, in advance, by the Board of Directors of the Redmond Place Homeowners Association.

(d) Stipulate that the first sentence of "Covenants and Restrictions" Section 6.8 Driveways and Sidewalks be revised to read as follows: "All lots shall have a concrete surface which shall be installed not later than six (6) months after completion of the residential structure." Additionally, and to be applicable to the driveway for lot 9, the following sentence is added to the Section 6.8. "The intent of the concrete driveway stipulation is to contribute to the maximum extent practicable, uniformity of design and appearance amongst all the Redmond Court driveways. However, because of the length of the lot 9 driveway, the requirement for concrete shall be for the first sixty feet, and a maximum six hundred (600) square feet - assuming a minimum ten (10) foot driveway width, from the driveway apron and the Redmond Court road.

(e) Stipulate that, due to the length of the lot 9 driveway and the size of the lot 9, the removal of snow from the driveway by the snow removal contractor (when such contractor is appropriately called by one of the Association's directors/board members) shall be limited to the first six hundred square feet, and with a maximum fifty foot length, from the driveway apron.

(f) Stipulate that, to the maximum extent reasonable and practicable, our lawn maintenance contractor, will mow approximately two thousand seven hundred (2,700) square feet of lawn on the lot 9 property, starting with and including, any readily mowable lot 9 grass or lawn on either side of lot 9's driveway and up to a maximum one hundred thirty-one (131)

meet from the road and driveway apron. This provision assumes that there will be no trees, shrubs, etc. that will preclude the contractor from effectively using the large riding mowers that have been in use to date.

Covenant and Restrictions, Amendment 01 - APPROVED:

_____	Lot 1A	101 Redmond Court
_____	Lot 1B	103 Redmond Court
_____	Lot 2A	105 Redmond Court
_____	Lot 2B	107 Redmond Court
_____	Lot 3A	109 Redmond Court
_____	Lot 3B	111 Redmond Court
_____	Lot 4A	115 Redmond Court
_____	Lot 4B	117 Redmond Court
_____	Lot 5A	116 Redmond Court
_____	Lot 5B	114 Redmond Court
_____	Lot 6A	112 Redmond Court
_____	Lot 6B	110 Redmond Court
_____	Lot 7A	108 Redmond Court
_____	Lot 7B	106 Redmond Court
_____	Lot 8A	104 Redmond Court
_____	Lot 8B	102 Redmond Court
_____	Lot 9	113 Redmond Court