

RECORDERS NOTE  
DRAFT ATTACHED TO THIS  
ORIGINAL IS NOT RECORDED,  
BUT IS ON FILE IN MISC.  
DRAWER IN THE RECORDER  
OF DEEDS OFFICE.

LINDA K MYERS  
RECORDER OF DEEDS

**FIRST AMENDMENT TO DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR THE VILLAS AT THE RETREAT AT THE LINKS  
AT GETTYSBURG, A PLANNED COMMUNITY**

This Amendment is made as of this 30<sup>th</sup> day of May, 2013, by **The Links At Gettysburg Realty Company, L.L.C.**, a Pennsylvania limited liability company (the "Declarant"). **The Links At Gettysburg, L.L.C.**, a Pennsylvania limited liability company ("Links") joins in this Amendment for the purposes set forth herein.

WITNESSETH:

A. Pursuant to a certain Declaration of Covenants and Restrictions for The Villas At The Retreat At The Links At Gettysburg, A Planned Community, dated April 11, 2011, executed by Declarant and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 5587, Page 315 (the "Declaration"), Declarant and Links submitted to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. § 5101 et seq. (the "Act") their respective interests in and to certain real estate described in Exhibit "A" to the Declaration and created a flexible planned community known as "The Villas At The Retreat At The Links At Gettysburg, A Planned Community" (the "Community"), initially consisting of fifteen (15) units.

B. Links is the owner in fee simple of the PC Real Estate (as defined in the Declaration) subjected to the Act to create the Community. Declarant is the declarant of the Community and the owner of an equitable interest in the PC Real Estate pursuant to those certain documents described in Exhibit "H" to the Declaration. Links joins herein for the purposes of consenting hereto and agreeing to be bound hereby.

{A3392019:1}

Adams County, PA  
Linda K Myers Register and Recorder  
BK **5836** PG **226**

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C. Pursuant to Article XXI of the Declaration, Declarant reserved an option to convert into Units, Limited Common Elements or any combination thereof all or any portions of the "Convertible Real Estate" described in Exhibit "D" to the Declaration, at any time and from time to time until the seventh (7<sup>th</sup>) anniversary of the recording of the Declaration.

D. Declarant now desires to convert the portion of the Convertible Real Estate which is described in Exhibit "A" hereto and which is referred to herein as the "Converted Real Estate" into Units and Limited Common Elements as hereinafter provided, thus increasing the total number of Units in the Community from fifteen (15) to twenty-seven (27).

E. Declarant further desires to convert the portion of the Convertible Real Estate described in Exhibit "A" hereto as Lot D and combine it with existing Unit 16. Links is the owner in fee simple of Lot D and Unit 16.

F. All capitalized terms used herein which are not defined herein shall have the meanings specified in Section 1.6 and elsewhere in the Declaration.

NOW, THEREFORE, pursuant to and in compliance with the Declaration and the Act, Declarant hereby amends the Declaration as follows:

1. The Converted Real Estate, as described on Exhibit "A" hereto, being a portion of the Convertible Real Estate described in Exhibit "D" to the Declaration, is hereby converted into the Units and Limited Common Elements appurtenant thereto as shown on the Amended Declaration Plat attached as Exhibit "B" hereto and made a part hereof.

2. Pursuant to Section 5211 of the Act, Declarant hereby assigns an identifying number to each Unit hereby formed in the Converted Real Estate and reapportions the Allocated Interests, votes in the Association and Common Expense liabilities as shown on Exhibit "C" attached hereto and made a part hereof.

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3. That certain portion of the Converted Real Estate described and depicted as Lot D in Exhibit "A" hereto and on Exhibit "B" hereto is hereby combined with Unit 16. The Unit boundaries of Unit 16 are hereby amended to include Lot D. The addition of Lot D to Unit 16 shall not modify the Allocated Interest, votes in the Association or Common Expense liabilities of Unit 16. The revised Unit boundaries of Unit 16 are depicted on Exhibit "B" hereto.

4. Except as modified by this Amendment, all of the terms and provisions of the Community Documents are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Units and Limited Common Elements hereby created.

IN WITNESS WHEREOF, the Declarant and Links, intending to be legally bound hereby, have caused this Amendment to be executed as of the day and year first above written.

WITNESS:

J. Iwan Myers

DECLARANT:  
THE LINKS AT GETTYSBURG REALTY  
COMPANY, L.L.C., a Pennsylvania limited  
liability company

By: [Signature]  
Name: Richard A. Klein  
Title: Managing Member

ATTEST:

[Signature]  
Name: Cathy Batista  
Title: Secretary

LINKS:  
THE LINKS AT GETTYSBURG, L.L.C., a  
Pennsylvania limited liability company

By: [Signature]  
Name: Richard A. Klein  
Title: President

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COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Adams

:  
: SS:  
:

On this, the 30<sup>th</sup> day of May, 2013, before me, a Notary Public, the undersigned officer, personally appeared Richard A. Klein, who acknowledged himself to be the Managing Member of THE LINKS AT GETTYSBURG REALTY COMPANY, L.L.C., a Pennsylvania limited liability company, and that he as such Managing Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained as Managing Member of said company.

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

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Gwenda Myers, Notary Public  
Mount Joy Twp., Adams County  
My Commission Expires Dec. 13, 2013  
Member, Pennsylvania Association of Notaries

Gwenda Myers  
Notary Public

(SEAL)

My Commission Expires:

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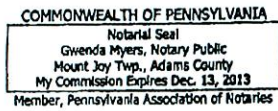
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COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Adams : SS:

On this, the 30<sup>th</sup> day of May, 2013, before me, a Notary Public, the undersigned officer, personally appeared Richard A. Klein, who acknowledged himself to be the President of THE LINKS AT GETTYSBURG, L.L.C., a Pennsylvania limited liability company, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained as President of said company.

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



Gwenda Myers  
Notary Public

(SEAL)

My Commission Expires:

After recording, return to: Rhonda M. Weaver, Esq.  
McNees Wallace & Nurick LLC  
100 Pine Street  
P.O. Box 1166  
Harrisburg, PA 17108-1166

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**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE CONVERTED REAL ESTATE**

**ALL THOSE CERTAIN** pieces, parcels or tracts of land situate in Mount Joy Township, Adams County, Pennsylvania, more particularly bounded and described as Lots 17 through 28, inclusive, Lot C and Lot D on that certain Phase II Preliminary/Final Subdivision Plan for The Villas At the Retreat At the Links At Gettysburg recorded in the Office of the Recorder of Deeds in and for Adams County in Record Book 5803, Page 588.

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**EXHIBIT "B"**

**FIRST AMENDED DECLARATION PLAT**

The Declaration Plat – Phase II of The Villas At The Retreat At The Links At Gettysburg, A Planned Community dated May 14, 2013, consisting of a total of three (3) pages, is being recorded simultaneously herewith in the Office of the Recorder of Deeds of Adams County, Pennsylvania, and is hereby incorporated herein by reference and made an integral part hereof.

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**EXHIBIT "C"**  
**ALLOCATED INTEREST IN COMMON EXPENSES**  
**AND VOTES APPURTENANT TO UNITS**

Unit Number	Allocated Interest (%)	Number of Votes
<b>Existing Phase 1</b>		
1	3.7	1
2	3.7	1
3	3.7	1
5	3.7	1
6	3.7	1
7	3.7	1
8	3.7	1
9	3.7	1
10	3.7	1
11	3.7	1
12	3.7	1
13	3.7	1
14	3.7	1
15	3.7	1
16	3.7	1
<b>Phase 2</b>		
17	3.7	1
18	3.7	1
19	3.7	1
20	3.7	1
21	3.7	1
22	3.7	1
23	3.7	1
24	3.7	1

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Unit Number	Allocated Interest (%)	Number of Votes
25	3.7	1
26	3.7	1
27	3.7	1
28	3.7	1
<b>Total (27 Units)</b>	<b>99.90</b>	<b>27</b>



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