

**FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR THE COURTYARDS AT THE LINKS
AT GETTYSBURG, A PLANNED COMMUNITY**

This Amendment is made as of this 11th day of June, 2020, by

The Courtyards Homeowners Association, a Pennsylvania non-profit corporation.

WITNESSETH:

WHEREAS, the Declaration of Covenants and Restrictions for the Courtyards at the Links at Gettysburg, a Planned Community, recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 3211 at page 167, (the "Declaration") imposes certain covenants and restrictions on that certain property known as the Courtyards at the Links at Gettysburg, a Planned Community ("Courtyards"), as more particularly described in the Declaration;

WHEREAS, following its recordation, the Declaration has been subsequently amended through Amendments filed in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 3211 at page 263; Amendments filed in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 3802 at page 104; and Amendments filed in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 4143 at page 24;

WHEREAS, the affairs and business of the Courtyards is managed by the Courtyards Homeowners Association ("Association");

WHEREAS, the Association desires to further amend the Declaration to clarify certain restrictions placed upon the residential use of units located within the Courtyards; and

WHEREAS, Article XV of the Declaration authorizes the Association to enact such amendment.

NOW, THEREFORE, the Association enacts the following Amendment:

1. **Article VII, Section 7.1.3** is hereby supplemented by the addition of **Article VII, Section 7.1.3(d)** which shall read in its entirety as follows:

(d) Except as otherwise approved by the Executive Board in accordance with Subsection 4.1.2 and Section 7.2 hereof, the installation, addition, or construction of raised solar panels on a Dwelling Unit shall constitute an impermissible alteration and modification of appearance of a Dwelling Unit and is prohibited. In similar fashion, the Declarant is prohibited from installing or constructing raised solar panels on any Dwelling Unit within the Community, as such installation or construction is inconsistent with the architectural style and exterior appearance of the existing Dwellings within the Community. This subsection shall not be construed as prohibiting the installation, addition, or construction of solar shingles, provided that such solar shingles are of the same color as the originally installed roof, create a consistent color scheme with the roofs of adjacent Dwelling Units, and are comparable in size to the original roof shingles which preceded the installation of the solar shingles.


2. Effectiveness of Amendment. Except as amended hereby the Declaration shall remain in effect in accordance with its terms and conditions.

3. Technical Correction. The Association, acting through its Executive Board, hereby certifies that this Amendment is technical in nature and clarifies a prior ambiguity existing in Article VII of the Declaration regarding use restrictions. This Amendment is consistent with Section 15.6 of the Declaration and Section 5219(f) of the Pennsylvania Uniform Planned Community Act (68 Pa.C.S. 5219(f)) and was further approved and ratified by vote of at least sixty-seven percent (67%) of Association members present at the preceding annual meeting of the Association.


4. Binding Effect. This Amendment and all of the terms and provisions hereof shall be binding upon and shall inure to the benefit of the Association and its respective successors and assigns.

IN WITNESS WHEREOF, the Association has executed this Amendment on the 11th day of June, 2020.

COURTYARDS HOMEOWNERS ASSOCIATION

By: 
Coyd M. Vance
President, The Courtyards Homeowners Association

Attest:


Secretary

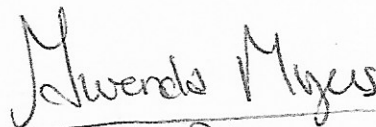
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ADAMS

On this, the 11th day of June, 2020, before me, the undersigned Notary Public, personally appeared Coyd M. Vance, who acknowledged himself to be the President of the Courtyards Homeowners Association, a Pennsylvania non-profit corporation, and he, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

Commonwealth of Pennsylvania – Notary Seal
GWENDA MYERS – Notary Public
Adams County
My Commission Expires Dec 13, 2021
Commission Number 1220855


Notary Public