

**FIFTH 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 7 day of December, 2020, by

**The Courtyards Homeowners Association**, a Pennsylvania non-profit corporation, of Mt. Joy Township, Adams County, Pennsylvania, with a registered business address of 601 Mason Dixon Road, Gettysburg, PA, 17325.

**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; Amendments filed in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 4143 at page 24; and Amendments filed in Office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 6623 at page 338.

**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.

  
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Karen Heflin Register and Recorder  
BK **6713** PG **107**

**NOW, THEREFORE,** the Association enacts the following Amendment:

**1. Article VII, Section 7.1.3** is hereby amended to read as follows:

The Declarant will establish the structural location, architectural style and exterior appearance of each Dwelling and other improvements that are first constructed upon a Unit (whether by the Declarant or its designee), which he intends to have preserved for the maintenance of overall appearance and continuing value of the Units within the Community. In order to maintain a uniform appearance among all Dwellings within the Community, all homes shall have an exterior consisting of stone, rock, stucco or a combination thereof. No exterior siding, whether vinyl or otherwise, shall be permitted to be placed on the exterior of a Dwelling.

**2. Effectiveness of Amendment.** The foregoing amendment shall not modify, supersede or replace subparagraphs 7.1.3(a), 7.1.3(b), or 7.1.3(c) of the Declaration which shall remain in full force and effect. In addition, all other provisions of the Declaration except as amended in Paragraph 1 herein shall remain in full force and effect.

**3. 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.

**4.** This Amendment shall take effect immediately upon recordation in the Office of the Recorder of Deeds of Adams County, Pennsylvania.



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IN WITNESS WHEREOF, the Association has executed this Amendment on the 7<sup>th</sup> day of December, 2020

COURTYARDS HOMEOWNERS ASSOCIATION

By: [Signature]  
Russ Arrighi  
President,  
The Courtyards Homeowner Association

Attest:

By: [Signature]  
Michael A. Fry  
Secretary

  
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COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ADAMS

On this, the 7<sup>th</sup> day of December, 2020, before me, the undersigned Notary Public, personally appeared Russ Arrighi, who acknowledged 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 hereby set my hand and official seal.

[Signature]  
Notary Public

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