

**THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION
OF MASTER ASSOCIATION FOR THE LINKS AT GETTYSBURG
PLANNED GOLF COMMUNITY**

This Amendment is made as of this 17 day of December, 2020, by
The Links at Gettysburg Master Association, a Pennsylvania non-profit corporation of Mount
Joy Township, Adams County, Pennsylvania with a registered business address of 601 Mason-
Dixon Road, Gettysburg, PA 17325.

WITNESSETH:

WHEREAS, the Declarant executed a Declaration of Master Association for The Links At
Gettysburg Planned Golf Community, dated July 25, 2003, and recorded in the Office of the
Recorder of Deeds in and for Adams County, Pennsylvania on July 25, 2003, in Record Book
3211 at page 126, as amended and restated in its entirety by an Amended and Restated
Declaration of Master Association for The Links At Gettysburg Planned Golf Community, dated
December 2, 2005, and recorded in the Office of the Recorder of Deeds in and for Adams
County, Pennsylvania in Record Book 4231 at page 60 and as amended by a First Amendment
to Amended and Restated Declaration of Master Association for The Links At Gettysburg
Planned Golf Community dated December 7, 2007 and recorded in the Office of the Recorder of
Deeds in and for Adams County, Pennsylvania on December 28, 2007 in Record Book 5072 at
page 14 and as further amended by a Second Amendment to Amended and Restated
Declaration of Master Association for The Links At Gettysburg Planned Golf Community dated
May 8, 2018 and recorded in the Office of the Recorder of Deeds in and for Adams County,
Pennsylvania on May 9, 2018 in Record Book 6376 at page 546;

WHEREAS, The Links At Gettysburg Master Association desires to amend Article XIV,
Section 14.1 of the Declaration to modify certain provisions pertaining to Notice and Comment
procedures;



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Adams County, PA
Karen Heflin Register and Recorder

BK **6713** PG **110**

WHEREAS, The Links At Gettysburg Master Association further desires to delete Article X, Section 10.1.3 of the Declaration to eliminate certain reserved rights of the Declarant relative to use of Community Amenities;

WHEREAS, Article XIII, Section 13.1 of the Declaration authorizes the Association to enact amendments to the Declaration;

WHEREAS, Article XIII, section 13.1.6 of the Declaration provides that provisions in the Declaration creating or reserving Special Declarant Rights unto the Declarant may not be amended without the written consent of the Declarant; and

WHEREAS, the Declarant has given written consent to the deletion of Article X, Section 10.1.3 of the Declaration which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, the Association enacts the following Amendment:

1. **Article XIV, Section 14.1** is hereby amended and shall read in its entirety as follows:

14.1. Right to Notice and Comment. Before the Executive Board amends the Bylaws, whenever the Bylaws or this Declaration require that an action be taken after "Notice and Comment" or at any other time the Executive Board determines, the Members have the right to receive notice of the proposed action and the right to comment orally or in writing. Notice of the proposed action shall be given to each Member in writing and shall be delivered personally or by mail to all Members at such address as appears in the records of the Master Association, or published in a newsletter or similar publication that is routinely circulated to all Members, or by electronic mail (email). The notice shall be given not less than five (5) days before the proposed action is to be taken.

2. **Article X, Section 10.1.3** is hereby deleted in its entirety. Any references within the Declaration to the former Article X, Section 10.1.3. are hereby nullified and of no effect.

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

4. Ratification of Amendment. The Association, acting through its Executive Board,



Image ID: 000004119623 Type: GEN
Page 2 of 5

BK 6713 PG 111

hereby certifies that this Amendment has been approved and ratified by vote of at least sixty-seven percent (67%) of Association members in accordance with Article XIII, Section 13.1 of the Declaration and Section 5219(a)(1)(i) of the Pennsylvania Uniform Planned Community Act (68 Pa.C.S. 5219(a)(1)(i)).

5. 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 10th
day of December, 2020

THE LINKS AT GETTYSBURG
MASTER ASSOCIATION

By: 
Russell J. Arrighi
President, The Links at
Gettysburg Master Association

Attest:



Heidi Stone
Secretary, The Links at
Gettysburg Master Association



Image ID: 000004119624 Type: GEN
Page 3 of 5

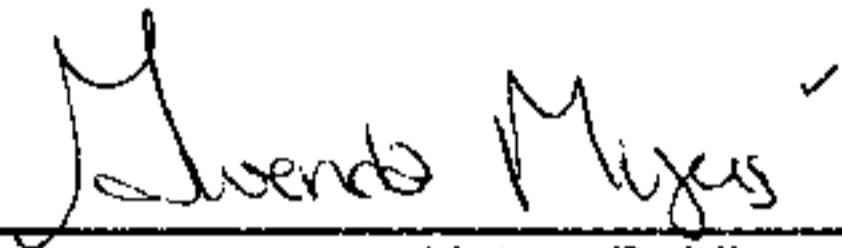
BK **6713** PG **112**

COMMONWEALTH OF PENNSYLVANIA ✓

COUNTY OF ADAMS ✓

On this, the 10th day of December, 2020, before me, the undersigned Notary Public, personally appeared Russell J. Arrighi, who acknowledged himself to be the President of the Links at Gettysburg Master 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.



Notary Public ✓

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



Image ID: 000004119625 Type: GEN
Page 4 of 5

BK 6713 PG 113



THE LINKS AT GETTYSBURG
MASTER ASSOCIATION

BK 6713 PG 114

I, Richard A. Klein, as the Declarant of the Master Association Declaration at the Links at Gettysburg, signed by me on December 2nd, 2005, reserved as a "special declarant right" permission to grant or convey memberships in the Community Amenities to members of the public as set forth in Section 10.1.3 of the Declaration.

I understand that more than 67 % the unit owners of Master Association voted on November 12, 2020 to delete Section 10.1.3 from the Declaration based on the increase of the number of residents at the Links at Gettysburg and the belief that the Community Amenities could no longer accommodate use by members of the public. I understand also that this vote was prospective in nature in that the one family from outside the Links at Gettysburg community with an existing membership in the Community Amenities would be entitled to retain its membership if they desire.

Understanding that it is my right as the Declarant to object to the elimination of any special declarant rights voted on by the membership, I concur in the vote and I pose no objection to the deletion of Section 10.1.3 from the Master Association Declaration., subject to the "grandfather" retention of membership by the one family mentioned above.

Richard A. Klein

Dated 12-7-20

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ADAMS :

This record was acknowledged before me on the 7th day of December, ~~2017~~ ²⁰²⁰, by

Richard A Klein (name(s) of individual(s).)

Gwenda Myers
Signature of notarial officer

My commission expires: 12/13/21

