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Fee Amt: \$32.50 Page 1 of 10

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

This Amendment is made as of this 7<sup>th</sup> day of December, 2004,  
by **The Links At Gettysburg, L.L.C.**, a Pennsylvania limited liability company, record  
owner, and **The Links At Gettysburg Realty Company, L.L.C.**, a Pennsylvania limited  
liability company, equitable owner by assignment of an unrecorded option agreement  
(together, the "Declarant").

**WITNESSETH:**

A. Pursuant to a certain Declaration of Covenants and Restrictions for The  
Courtyards At The Links At Gettysburg, A Planned Community executed by Declarant and  
recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record  
Book 3211, Page 167 (the "Declaration"), Declarant submitted to the provisions of the  
Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101 et seq. (the "Act")  
certain real estate described in Exhibit "A" to the Declaration and created a flexible planned  
community known as "The Courtyards At The Links At Gettysburg, A Planned Community"  
(the "Community"), initially consisting of seven (7) units.

B. Pursuant to Article XX 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 anniversary of the recordation of the Declaration.

C. Pursuant to a certain First Amendment to Declaration of Covenants and  
Restrictions for The Courtyards At The Links at Gettysburg, A Planned Community,  
executed by Declarant and recorded in Adams County Record Book 3211, Page 263,  
Declarant converted a portion of the Convertible Real Estate described in Exhibit "A"

{A595594:3}

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



attached thereto into twenty-five (25) additional Units and Limited Common Elements appurtenant thereto, thus increasing the total number of Units in the Community to thirty-two (32).

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 thirty-two (32) to sixty-four (64).

E. All capitalized terms used herein which are not defined herein shall have the meanings specified in Section 1.5 and elsewhere in the Declaration.

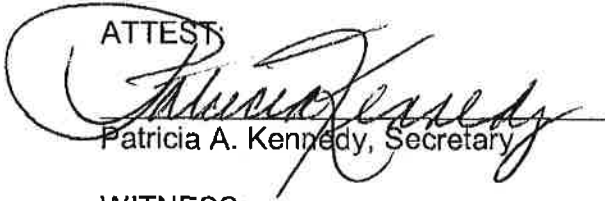
NOW, THEREFORE, pursuant to and in compliance with the Declaration and the Act, Declarant hereby amends the Declaration as follows:


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 Second 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.

3. 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 has caused this Amendment to be executed as of the day and year first above written.

ATTEST:  
  
Patricia A. Kennedy, Secretary

DECLARANT:  
THE LINKS AT GETTYSBURG, L.L.C.:  
  
Richard A. Klein, President

WITNESS:  


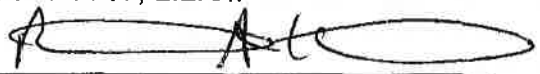

THE LINKS AT GETTYSBURG REALTY  
COMPANY, L.L.C.:  
  
Richard A. Klein, Managing Member

  
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Page 3 of 10  
BK-3802 PG 106

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF ADAMS : SS:

On this, the 7<sup>th</sup> day of December, 2004, 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. and the Managing Member of The Links At Gettysburg Realty, L.L.C, both being Pennsylvania limited liability companies, and that he as such officer of each limited liability company, being authorized to do so, executed the foregoing instrument as such officer of each such limited liability company for the purposes therein contained.

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

  
Notary Public

(SEAL)

My Commission Expires:

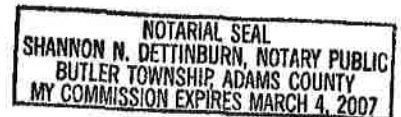
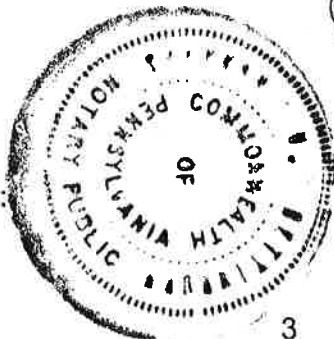




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**EXHIBIT "A"**

BK **3802** PG **107**

**LEGAL DESCRIPTION OF THE CONVERTED REAL ESTATE**

**The Lookout**

**ALL THAT CERTAIN** tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Second Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 2 of 4) and identified therein as "Phase 1B Lookout", which Second Amended Declaration Plat is being recorded simultaneously herewith in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

**BEGINNING** at a point on the northern right-of-way line of Mason-Dixon Road (SR 3002), said point being at the westernmost corner of the herein described parcel; thence leaving Mason-Dixon Road North 35 degrees 16 minutes 50 seconds East, a distance of 250.00 feet to a point; thence North 43 degrees 49 minutes 10 seconds East, a distance of 75.04 feet to a point; thence South 54 degrees 43 minutes 10 seconds East, a distance of 56.02 feet to a point; thence South 41 degrees 17 minutes 06 seconds East, a distance of 53.17 feet to a point; thence South 47 degrees 50 minutes 33 seconds East, a distance of 40.14 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 74.67 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 109.27 feet to a point on the western line of Clubhouse Drive (private street); thence continuing along the western line of Clubhouse Drive the following six courses and distances: (1) by a curve to the right having a radius of 1,170.00 feet and a chord bearing of South 39 degrees 49 minutes 19 seconds West, an arc distance of 109.64 feet; (2) South 53 degrees 54 minutes 12 seconds West, a distance of 87.27 feet to a point; (3) South 44 degrees 27 minutes 13 seconds West, a distance of 66.61 feet to a point; (4) South 84 degrees 52 minutes 01 seconds West, a distance of 53.30 feet to a point; (5) North 54 degrees 43 minutes 10 seconds West, a distance of 30.00 feet to a point; (6) South 35 degrees 16 minutes 50 seconds West, a distance of 20.00 feet to a point on the northern right-of-way line of Mason-Dixon Road; thence along the northern right-of-way line of Mason-Dixon Road North 54 degrees 43 minutes 10 seconds West, a distance of 224.85 feet to the point and place of **BEGINNING**.

**Round Top**

**ALL THAT CERTAIN** tract or parcel of land situate in Mount Joy Township, Adams County, Pennsylvania, depicted on the Second Amended Declaration Plat of the Courtyards At The Links At Gettysburg, A Planned Community (page 3 of 4) and identified therein as "Phase 1B Round Top", which Second Amended Declaration Plat is being recorded simultaneously herein in the Office of the Recorder of Deeds of Adams County, Pennsylvania, as more particularly bounded and described as follows, to wit:

**BEGINNING** at a point on the northern right-of-way line of Mason-Dixon Road (SR 3002), said point being the southernmost corner of the herein described parcel; thence

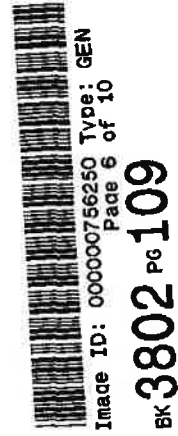


continuing along Mason-Dixon Road the following two courses and distances: (1) by a curve to the left having a radius of 454.34 feet and a chord bearing of North 66 degrees 56 minutes 01 seconds West, an arc distance of 188.20 feet; and (2) by a curve to the right having a radius of 1,507.96 feet and a chord bearing of North 68 degrees 23 minutes 00 seconds West, an arc distance of 548.32 feet to a point on the eastern line of Clubhouse Drive (private street); thence continuing along the eastern line of Clubhouse Drive the following six courses and distances: (1) North 32 degrees 02 minutes 00 seconds East, a distance of 20.00 feet to a point; (2) by a curve to the right having a radius of 1,487.96 feet and a chord bearing of North 57 degrees 06 minutes 01 second West, an arc distance of 45.00 feet to a point; (3) North 05 degrees 36 minutes 23 seconds West, a distance of 45.65 feet to a point; (4) North 44 degrees 27 minutes 13 seconds East, a distance of 100.46 feet to a point; (5) by a curve to the left having a radius of 1,230.00 and a chord bearing of North 39 degrees 03 minutes 15 seconds East, an arc distance of 231.82 feet to a point; (6) North 33 degrees 39 minutes 18 seconds East, a distance of 222.99 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 333.33 feet to a point; thence North 35 degrees 39 minutes 18 seconds East, a distance of 66.00 feet to a point; thence South 56 degrees 20 minutes 42 seconds East, a distance of 40.70 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 10.35 feet to a point; thence North 32 degrees 48 minutes 18 seconds East, a distance of 84.70 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 36.87 feet to a point; thence South 32 degrees 48 minutes 18 seconds West, a distance of 40.81 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 115.05 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 68.03 feet to a point; thence South 48 degrees 54 minutes 56 seconds East, a distance of 41.01 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 63.64 feet to a point; thence North 00 degrees 02 minutes 28 seconds West, a distance of 84.49 feet to a point; thence South 87 degrees 09 minutes 52 seconds East, a distance of 22.03 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 83.38 feet to a point; thence North 89 degrees 57 minutes 32 seconds East, a distance of 166.12 feet to a point; thence South 00 degrees 02 minutes 28 seconds East, a distance of 30.00 feet to a point; thence South 89 degrees 57 minutes 31 seconds West, a distance of 251.76 feet to a point; thence South 19 degrees 54 minutes 46 seconds West, a distance of 77.98 feet to a point; thence South 10 degrees 02 minutes 41 seconds East, a distance of 250.85 feet to a point; thence South 34 degrees 55 minutes 59 seconds West, a distance of 104.07 feet to a point on the northern right-of-way line of Mason-Dixon Road, said point being the point and place of BEGINNING.

**EXHIBIT "B"**

**SECOND AMENDED DECLARATION PLAT**

The Second Amended Declaration Plat for The Courtyards At The Links At Gettysburg, A Planned Community dated November 3, 2004, consisting of a total of four (4) 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.



**EXHIBIT "C"**

**ALLOCATED INTEREST IN COMMON ELEMENTS  
AND VOTES IN THE ASSOCIATION AND SHARE OF  
COMMON EXPENSES APPURTENANT TO UNITS**



Image ID: 00000756251 Type: GEN  
Page 7 of 10

**BK 3802 PG 110**

<b>Unit Number</b>	<b>Allocated Interest</b>	<b>Number of Votes</b>
1	1.5625	1
2	1.5625	1
3	1.5625	1
4	1.5625	1
5	1.5625	1
6	1.5625	1
7	1.5625	1
8	1.5625	1
9	1.5625	1
10	1.5625	1
11	1.5625	1
12	1.5625	1
13	1.5625	1
14	1.5625	1
15	1.5625	1
16	1.5625	1
17	1.5625	1
18	1.5625	1
19	1.5625	1
20	1.5625	1

Image ID: 00000756252 Type: GEN  
Page 8 of 10

BK 3802 PG 111

Unit Number	Allocated Interest	Number of Votes
21	1.5625	1
22	1.5625	1
23	1.5625	1
24	1.5625	1
25	1.5625	1
26	1.5625	1
27	1.5625	1
28	1.5625	1
29	1.5625	1
30	1.5625	1
31	1.5625	1
32	1.5625	1
33	1.5625	1
34	1.5625	1
35	1.5625	1
36	1.5625	1
37	1.5625	1
38	1.5625	1
39	1.5625	1
40	1.5625	1
41	1.5625	1
42	1.5625	1
43	1.5625	1
44	1.5625	1
45	1.5625	1



Image ID: 000000756253 Type: GEN  
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BK 3802 PG 112

Unit Number	Allocated Interest	Number of Votes
46	1.5625	1
47	1.5625	1
48	1.5625	1
49	1.5625	1
50	1.5625	1
51	1.5625	1
52	1.5625	1
53	1.5625	1
54	1.5625	1
55	1.5625	1
56	1.5625	1
57	1.5625	1
86	1.5625	1
87	1.5625	1
88	1.5625	1
89	1.5625	1
90	1.5625	1
91	1.5625	1
92	1.5625	1
<b>TOTAL (64 Units)</b>	100.0	64



Image ID: 00000756254 Type: GEN  
Page 10 of 10

BK **3802** PG **113**

Attention to the Recorder of Deeds:

After recordation of this document, please return to Robert M. Cherry, Esquire, McNees,  
Wallace & Nurick LLC, P.O. Box 1166, Harrisburg, PA 17108.

COMMONWEALTH OF PENNSYLVANIA

:  
:  
:

SS.

COUNTY OF ADAMS

RECORDED in the Office of the Recorder of Deeds in and for said County in Record  
Book \_\_\_\_\_, Page \_\_\_\_\_.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Recorder of Deeds

3802-104

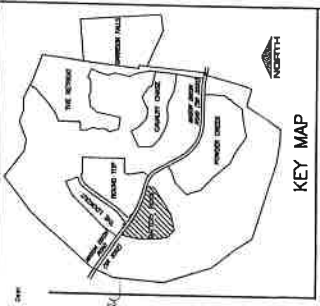
FILED

PLANNED COMMUNITY



LINE NO.	BEARING	LENGTH
1-9	N 55° 16' 33" E	317.00
1-10	N 62° 54' 18" E	211.52
1-11	S 51° 12' 24" W	317.78
1-12	S 60° 24' 20" E	317.50
1-13	S 17° 49' 38" W	390.00

KEY MAP



**GENERAL NOTES**

1. LOTS 1, 2, 3, 4, 13, 14 AND 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
2. LOTS 5-12 AND LOTS 16-32 INCLUSIVE WERE DECLARED FOR ADMINISTRATIVE INFORMATION. PHASE 1A-2 DECLARATION PLAT FOR ADDITIONAL INFORMATION.

**LEGEND**

- 100 YEAR FLOOD PLAIN LIMIT
- PROPOSED PROpane TANK EASEMENT
- PROPOSED DRAINAGE & UTILITY EASEMENT
- COMMUNITY BOUNDARY LINE
- LOT BOUNDARY LINE
- REFERENCE TIE LINE
- RADIUS
- ARC LENGTH
- BEARING
- CHORD
- P.B.
- PLAT BOOK
- PAGE
- NOW OR FORMERLY

I, ROBERT A. SHARRAH, P.L.S., being a Registered Professional Land Surveyor License #20170 (Information: The State of Pennsylvania, Department of Transportation, Bureau of Surveying and Mapping, Office of the Chief Surveyor, 1200 Locust Street, 19th Floor, Philadelphia, PA 19102-1191) do hereby certify that I am the author of this plat and that I am a duly Licensed Professional Land Surveyor in the State of Pennsylvania. I have read the information required by Section 3213 of the Pennsylvania Uniform Professional Community Act, as amended.

ROBERT A. SHARRAH, P.L.S.  
 Robert A. Sharrah, P.L.S. #20170  
 Date: 12-7-04

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF Adams

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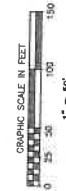
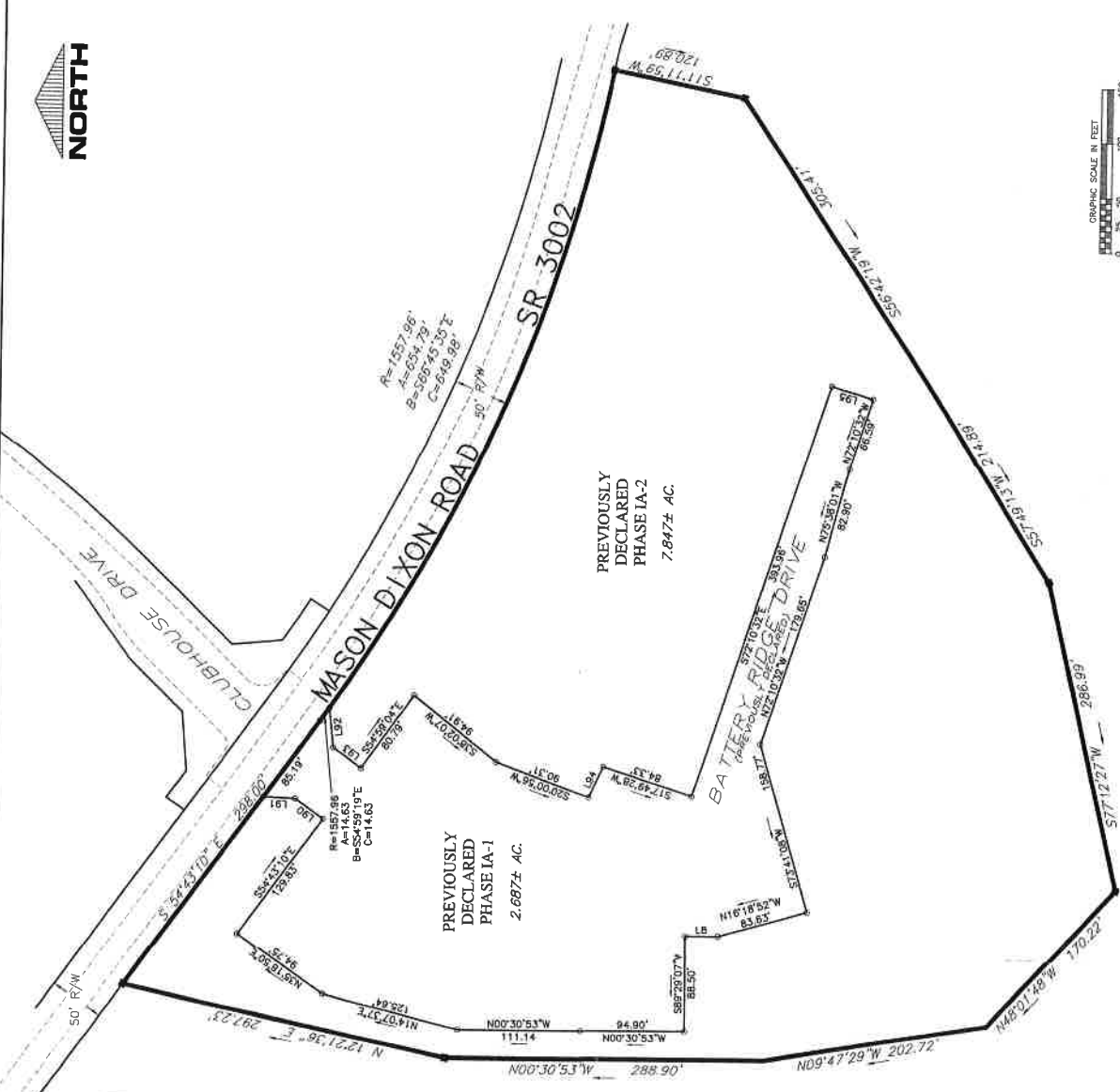
ROBERT A. SHARRAH, P.L.S.  
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 Date: 12-7-04

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF Adams

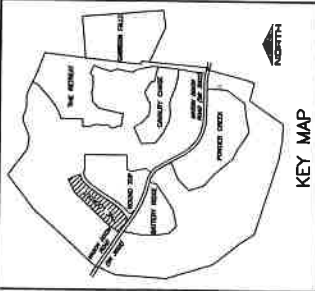


REVISIONS		XREFS		PLAN PREPARATION		PHASE IB BATTERY RIDGE DECLARATION PLAT THE COURTYARDS AT THE LINKS AT GETTYSBURG A PLANNED COMMUNITY MOHAWK TWP, TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA	
NO.	DATE	DESCRIPTION		DRAWN BY:	DATE:	SCALE:	SHEET NO.
				MAZ/RAS	03 NOVEMBER 2004	1" = 50'	1 OF 4
				DESIGNED BY: RAS	FILE NO. 9924		
				CHECKED BY: RAS	DWG. NO. DEC PH IB SHT		

ROBERT A. SHARRAH, P.L.S.  
 Land Surveying & Consulting Services  
 1270 Fairfield Road, Suite 5  
 Gettysburg, Pennsylvania 17325-7246  
 Tel (717) 334-5400 Fax (717) 334-0922

CALL BEFORE YOU DIG  
 1-800-4-A-DIG  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776

PLAT CHECKED 11-24-04



CURVE	CHORD	ARC LENGTH	BEARING	CHORD BEARING
1	1877.96	45.50	118°59'21.74"	118°59'21.74"
2	1877.96	45.50	118°59'21.74"	118°59'21.74"

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	1877.96	0.043
2	1877.96	0.043

LINE	BEARING	LENGTH	ADJACENT
1	118°59'21.74"	1877.96	2
2	118°59'21.74"	1877.96	1

- LEGEND**
- 100 YEAR FLOOD PLAIN LIMIT
  - PROPOSED PROpane TANK EASEMENT
  - PROPOSED DRAINAGE & UTILITY EASEMENT
  - COMMUNITY BOUNDARY LINE
  - LOT BOUNDARY LINE
  - REFERENCE TIE LINE
  - RADIUS
  - ARC LENGTH
  - BEARING
  - PLOR D
  - P.S.
  - PLATE BOOK
  - N/F
  - NOW OR FORMERLY
  - R/W

- THE LOT LINES ARE THE LIMIT LINES, AS DEFINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE COURTYARDS AT THE LINKS AT GETTYSBURG.
- EACH OF THE COMMON ELEMENTS SHOWN ON THESE PLATS CONSTITUTES CONVERTIBLE/WITHDRAWABLE REAL ESTATE.

I, ROBERT A. SHARRAH, P.E., being a Registered Professional Land Surveyor (License # 30170), independent of the County of Adams, Pennsylvania, do hereby certify that I am the Surveyor of Record for the above described plat and that the information herein is true and correct to the best of my knowledge and belief. I have examined the same for the purpose herein contained.

ROBERT A. SHARRAH, P.E.  
 11-2-2-04  
 DNR

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF Adams

On this, the 23rd day of December, 2004, before me, the undersigned officer, personally appeared ROBERT A. SHARRAH, the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

*Robert A. Sharrah*  
 Notary Public

PHASE IB  
 LOOKOUT  
 DECLARATION PLAT  
 THE LINKS AT GETTYSBURG  
 A PLANNED COMMUNITY  
 MOUNT ZION TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

PLAN PREPARATION  
 DRAWN BY: RAS/RWS  
 DATE: 03 NOVEMBER 2004  
 DESIGNED BY: RAS  
 FILE NO.: 0924  
 CHECKED BY: RAS  
 DWG. NO.: DEC PH B SH2

CALL BEFORE YOU DIG  
 PENNSYLVANIA  
 1-800-242-1776

NO.	DATE	DESCRIPTION
1	11/22/04	PER ATTORNEY COMMENTS

R.A.S. 200309 11-24-04

ROBERT A. SHARRAH, P.L.S.  
 Land Surveying & Consulting Services  
 1270 Fairfield Road, Suite 5  
 Gettysburg, Pennsylvania 17325-7246  
 Tel (717) 334-5400 Fax (717) 334-0922

SCALE 1"=60'  
 SHEET NO. 2 OF 4

### LOT LINE TABLE

NO.	INSTRUMENT NO.	SUBJECT MATTER
L1	1	17222-1
L2	5	31785-1
L3	9	1008-1
L4	13	1008-1
L5	17	1008-1
L6	21	1008-1
L7	25	1008-1
L8	29	1008-1
L9	33	1008-1
L10	37	1008-1
L11	41	1008-1
L12	45	1008-1
L13	49	1008-1
L14	53	1008-1
L15	57	1008-1
L16	61	1008-1
L17	65	1008-1
L18	69	1008-1
L19	73	1008-1
L20	77	1008-1
L21	81	1008-1
L22	85	1008-1
L23	89	1008-1
L24	93	1008-1
L25	97	1008-1
L26	101	1008-1
L27	105	1008-1
L28	109	1008-1
L29	113	1008-1
L30	117	1008-1
L31	121	1008-1
L32	125	1008-1
L33	129	1008-1
L34	133	1008-1
L35	137	1008-1
L36	141	1008-1
L37	145	1008-1
L38	149	1008-1
L39	153	1008-1
L40	157	1008-1
L41	161	1008-1
L42	165	1008-1
L43	169	1008-1
L44	173	1008-1
L45	177	1008-1
L46	181	1008-1
L47	185	1008-1
L48	189	1008-1
L49	193	1008-1
L50	197	1008-1
L51	201	1008-1
L52	205	1008-1
L53	209	1008-1
L54	213	1008-1
L55	217	1008-1
L56	221	1008-1
L57	225	1008-1
L58	229	1008-1
L59	233	1008-1
L60	237	1008-1
L61	241	1008-1
L62	245	1008-1
L63	249	1008-1
L64	253	1008-1
L65	257	1008-1
L66	261	1008-1
L67	265	1008-1
L68	269	1008-1
L69	273	1008-1
L70	277	1008-1
L71	281	1008-1
L72	285	1008-1
L73	289	1008-1
L74	293	1008-1
L75	297	1008-1
L76	301	1008-1
L77	305	1008-1
L78	309	1008-1
L79	313	1008-1
L80	317	1008-1
L81	321	1008-1
L82	325	1008-1
L83	329	1008-1
L84	333	1008-1
L85	337	1008-1
L86	341	1008-1
L87	345	1008-1
L88	349	1008-1
L89	353	1008-1
L90	357	1008-1
L91	361	1008-1
L92	365	1008-1
L93	369	1008-1
L94	373	1008-1
L95	377	1008-1
L96	381	1008-1
L97	385	1008-1
L98	389	1008-1
L99	393	1008-1
L100	397	1008-1

### LOT AREA TABLE

LOT NO.	AREA (S.F.)
1	3,141.59
2	3,141.59
3	3,141.59
4	3,141.59
5	3,141.59
6	3,141.59
7	3,141.59
8	3,141.59
9	3,141.59
10	3,141.59
11	3,141.59
12	3,141.59
13	3,141.59
14	3,141.59
15	3,141.59
16	3,141.59
17	3,141.59
18	3,141.59
19	3,141.59
20	3,141.59
21	3,141.59
22	3,141.59
23	3,141.59
24	3,141.59
25	3,141.59
26	3,141.59
27	3,141.59
28	3,141.59
29	3,141.59
30	3,141.59
31	3,141.59
32	3,141.59
33	3,141.59
34	3,141.59
35	3,141.59
36	3,141.59
37	3,141.59
38	3,141.59
39	3,141.59
40	3,141.59
41	3,141.59
42	3,141.59
43	3,141.59
44	3,141.59
45	3,141.59
46	3,141.59
47	3,141.59
48	3,141.59
49	3,141.59
50	3,141.59
51	3,141.59
52	3,141.59
53	3,141.59
54	3,141.59
55	3,141.59
56	3,141.59
57	3,141.59
58	3,141.59
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61	3,141.59
62	3,141.59
63	3,141.59
64	3,141.59
65	3,141.59
66	3,141.59
67	3,141.59
68	3,141.59
69	3,141.59
70	3,141.59
71	3,141.59
72	3,141.59
73	3,141.59
74	3,141.59
75	3,141.59
76	3,141.59
77	3,141.59
78	3,141.59
79	3,141.59
80	3,141.59
81	3,141.59
82	3,141.59
83	3,141.59
84	3,141.59
85	3,141.59
86	3,141.59
87	3,141.59
88	3,141.59
89	3,141.59
90	3,141.59
91	3,141.59
92	3,141.59
93	3,141.59
94	3,141.59
95	3,141.59
96	3,141.59
97	3,141.59
98	3,141.59
99	3,141.59
100	3,141.59

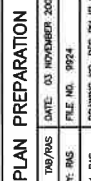


**LEGEND**  
 100 YEAR FLOOD PLAIN LIMIT  
 PROPOSED PROPANE TANK EASEMENT  
 PROPOSED DRAINAGE & UTILITY EASEMENT  
 COMMUNITY BOUNDARY LINE  
 LOT BOUNDARY LINE  
 REFERENCE TIE LINE  
 RADIUS  
 ARC LENGTH  
 BEARING  
 CHORD  
 P.B.  
 PAGE  
 N/F  
 NOW OR FORMERLY  
 RIGHT-OF-WAY

1) THE LOT LINES ARE THE UNIT TITLE LINES, AS DEFINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE COURTYARDS AT THE LINKS AT GETTYSBURG.  
 2) EACH OF THE COMMON ELEMENTS SHOWN ON THESE PLATS CONSTITUTES CONVERTIBLE/WITHDRAWABLE REAL ESTATE.

ROBERT A. SHARRAH, P.L.S., being a Registered Professional Land Surveyor (License #30170) of the State of Pennsylvania, does hereby certify that I am the author of the plat herein and that I am duly qualified by law to do so. I have prepared this plat in accordance with the provisions of the Pennsylvania Uniform Planned Community Act, as amended. I have caused the same to be recorded in the Public Records Office of the County of Adams, Pennsylvania, on this 11th day of December, 2004.  
 Robert A. Sharrah, P.L.S. #30170  
 Date: 11-22-04

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF ADAMS  
 On this, the 11th day of December, 2004, before me, the undersigned official, a Notary Public for the County of Adams, Pennsylvania, the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.  
 Notary Public  
 My Commission Expires: 12-31-04



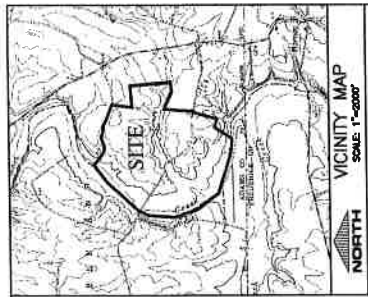
DECLARATION PLAT  
**THE LINKS AT GETTYSBURG**  
 A PLANNED COMMUNITY  
 MOUNT ST. TOROPEL, ADAMS COUNTY, PENNSYLVANIA

PLAN PREPARATION  
 DRAWN BY: TAP/RSB  
 DATE: 03 NOVEMBER 2004  
 DESIGNED BY: RNS  
 FILE NO. 9924  
 CHECKED BY: RNS  
 DRAWING NO. DEE PH II S03

DALL BEFORE YOU DIG  
 PENNSYLVANIA ACT 204 OF 2002  
 CONSTRUCTION OF PUBLIC UTILITIES  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-442-1776

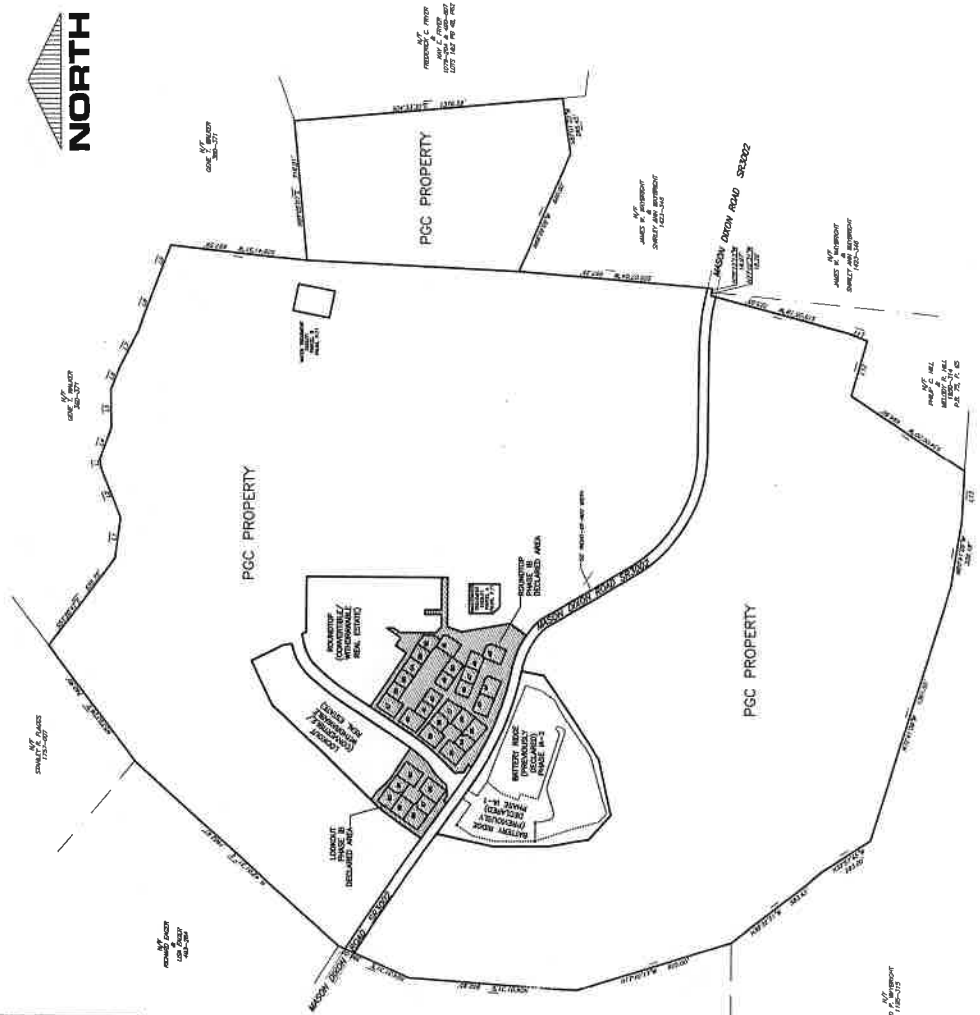
ROBERT A. SHARRAH, P.L.S.  
 Land Surveying & Consulting Services  
 1270 Fairfield Road, Suite 5  
 Gettysburg, Pennsylvania 17325-7246  
 Tel (717) 334-5400 Fax (717) 334-0922

VICINITY MAP  
SCALE: 1"=500'



LINE TABLE

LINE	BEARING	LENGTH
1	S 50° 28' 45" W	173.74-187
2	S 73° 28' 30" W	157.11-161
3	S 75° 31' 15" W	171.35-175
4	S 75° 31' 15" W	171.35-175
5	N 11° 29' 45" E	171.35-175
6	N 11° 29' 45" E	171.35-175
7	N 11° 29' 45" E	171.35-175
8	N 11° 29' 45" E	171.35-175
9	N 11° 29' 45" E	171.35-175
10	N 11° 29' 45" E	171.35-175
11	N 11° 29' 45" E	171.35-175
12	N 11° 29' 45" E	171.35-175
13	N 11° 29' 45" E	171.35-175
14	N 11° 29' 45" E	171.35-175
15	N 11° 29' 45" E	171.35-175
16	N 11° 29' 45" E	171.35-175
17	N 11° 29' 45" E	171.35-175
18	N 11° 29' 45" E	171.35-175
19	N 11° 29' 45" E	171.35-175
20	N 11° 29' 45" E	171.35-175
21	N 11° 29' 45" E	171.35-175
22	N 11° 29' 45" E	171.35-175
23	N 11° 29' 45" E	171.35-175
24	N 11° 29' 45" E	171.35-175
25	N 11° 29' 45" E	171.35-175



ROBERT A. SHARRAH, P.L.S., being a Registered Professional Land Surveyor (License #10130) independent of the LINKS AT GETTYSBURG, LLC COMPANY, LLC, and COUNTYWORKS AT THE LINKS AT GETTYSBURG, A Planned Community, hereby certifies that this Plan and Uniform Platted Community Act, as amended, were prepared and submitted by the author and approved by me, the author, on this 27th day of November 2004.

I, \_\_\_\_\_, Notary Public, do hereby certify that I have examined the foregoing instrument and acknowledge that the same has been duly executed and subscribed by the person named therein and that the same is a true and correct copy of the original as the same appears in my files.

Robert A. Sharrah, P.L.S. #10130  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Adams

On this 27th day of November 2004, before me, the undersigned officer, personally appeared Robert A. Sharrah, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

Robert A. Sharrah, P.L.S. #10130  
Notary Public

NOTE: ALL OTHER REAL ESTATE WITHIN THE PERIMETER OF THE LINKS AT GETTYSBURG IS "ADDITIONAL REAL ESTATE".

**PHASE 1B**

**OVERALL SITE PLAN**

**THE COURTYARDS**  
AT  
**THE LINKS AT GETTYSBURG**  
A PLANNED COMMUNITY

SCALE 1"=300'

SHEET NO. 4 OF 4

PLANNED COMMUNITY  
MOUNT JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

PLAN PREPARATION  
DRAWN BY: RAS/MAZ DATE: 03 NOVEMBER 2004  
DESIGNED BY: RAS FILE NO. 0824  
CHECKED BY: RAS DRAWING NO. DEC PH B 344

CALL BEFORE YOU DIG  
PENNSYLVANIA ACT 610 (1997)  
CONSTRUCTION AND UTILITY LOCATIONS  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

REVISIONS		XREFS	
NO.	DATE	DESCRIPTION	

**ROBERT A. SHARRAH, P.L.S.**  
Land Surveying & Consulting Services  
1270 Fairfield Road, Suite 5  
Gettysburg, Pennsylvania 17325-7246  
Tel (717) 334-5400 Fax (717) 334-0922

GRAPHIC SCALE  
( IN FEET )  
1 inch = 300 ft.