

Fee Amt: \$20.50 Page 1 of 4
Adams County, PA
Karen Heflin Register and Recorder


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BK **6881** PG **209-212**

FOURTH 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 21st day of October, 2021, by **The Villas at the Retreat Homeowners 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 Covenants and Restrictions for The Villas At The Retreat At The Links At Gettysburg, A Planned Community, dated April 11, 2011, and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania on April 14, 2011, in Record Book 5587 at page 315, as amended by a First Amendment to Declaration of Covenants and Restrictions for The Villas At The Retreat At The Links At Gettysburg, A Planned Community dated May 30, 2013 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania on May 30, 2013 in Record Book 5836 at page 226, further amended by a Second Amendment to Declaration of Covenants and Restrictions for The Villas At The Retreat At The Links At Gettysburg, A Planned Community dated March 26, 2018 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania on March 27, 2018 in Record Book 6362 at page 763, and further amended by a Third Amendment to Declaration of Covenants and Restrictions for The Villas At The Retreat At The Links At Gettysburg, A Planned Community dated March 29, 2021 and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania on March 29, 2021 in Record Book 6767 at page 793.

WHEREAS, The Villas at the Retreat At The Links At Gettysburg Homeowners Association desires to amend Article XVIII, Section 18.1 of the Declaration to modify certain provisions pertaining to Notice and Comment procedures; and

WHEREAS, Article XVI, Section 16.1 of the Declaration authorizes the Association to enact amendments to the Declaration.

NOW, THEREFORE, the Association enacts the following Amendment:

1. Article XVIII, Section 18.1 is hereby amended and shall read in its entirety as follows:

18.1. Right to Notice and Comment. Before the Executive Board amends the Bylaws or the Rules and Regulations, whenever the Community Documents require that an action be taken after "Notice and Comment," and at any other time the Executive Board determines, the Unit Owners 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 Unit Owner in writing and shall be delivered personally or by mail to all Unit Owners at such address as appears in the records of the 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. Effectiveness of Amendment. Except as amended hereby the Declaration shall remain in effect in accordance with its terms and conditions.

3. Ratification of Amendment. The Association, acting through its Executive Board, 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 XVI, Section 16.1 of the Declaration and Section 5219(a)(1)(i) of the Pennsylvania Uniform Planned Community Act (68 Pa.C.S. 5219(a)(1)(i)).

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.

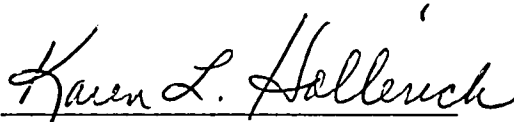
IN WITNESS WHEREOF, the Association has executed this Amendment on the 21st
day of October, 2021 ✓

THE VILLAS AT THE RETREAT
HOMEOWNERS ASSOCIATION ✓

By: 

Jeffrey D. West
President,
The Villas at the Retreat
Homeowners Association

Attest:



Karen Hollerich
Secretary,
The Villas at the Retreat
Homeowners Association

COMMONWEALTH OF PENNSYLVANIA ✓

COUNTY OF ADAMS ✓

On this, the 26th day of October, 2021, before me, the undersigned Notary Public, personally appeared Jeffrey D. West, who acknowledged himself to be the President of The Villas at the Retreat 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.

Jill H. Trostle
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jill H. Trostle, Notary Public
Adams County
My commission expires February 21, 2022
Commission number 1168764
Member, Pennsylvania Association of Notaries

