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YORK COUNTY
ASSESSMENT OFFICE



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UPI# 36-000-KH-0111.A0-00000

FIRST AMENDMENT TO DECLARATION CREATING AND ESTABLISHING
SPRING MEADOWS CONDOMINIUM II

WHEREAS, SPRING MEADOWS CONDOMINIUM II OWNERS ASSOCIATION,
(the "Association"), has been established in accordance with and pursuant to a certain
Declaration and By-Laws dated April 25th, 2006, as recorded on April 27th, 2006, in the
Office of the Recorder of Deeds in and for York County, Pennsylvania, as follows:

- Declaration - Land Records Book 1807, at page 404;
- Declaration Plan - Land Records Book 1807, at page 400;
- By-Laws - Land Records Book 1807, at page 485

WHEREAS, the Association has been incorporated, pursuant to its By-Laws, as a
non-stock, non-profit Pennsylvania corporation, in accordance with and pursuant to
certain Articles of Incorporation filed with the Dept. of State, Commonwealth of
Pennsylvania, on April 21st, 2006; and

WHEREAS, by a unanimous consent in lieu of special meeting of the association,
Keith S. Hamberger, LLC, acting as agent for the Declarant of Spring Meadows
Condominium II, appointed a three member executive board, consisting of the following
designated individuals:

Keith S. Hamberger
Andre Collins
Corey L. Hamberger

;and

GRIEST, HIMES, HERROLD, SCHUMANN LLP
ATTORNEYS AT LAW
129 EAST MARKET STREET
YORK, PENNSYLVANIA 17401
TELEPHONE (717) 846-8856

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WHEREAS, the executive board has appointed Keith S. Hamberger to act as President/Secretary/Treasurer of the Association; and

WHEREAS, it has come to the attention of the executive board that the Condominium's legal documents do not comply with requirements of Part XII (Project Standards), and Chapter 6 (Legal Guidelines) of the Fannie Mae Selling Guide, as amended by Announcement 05-03, dated May 20th, 2005; and

WHEREAS, the board has determined that it is in the best interest of the Association to amend the Declaration in order to comply with the Fannie Mae legal requirements; and

WHEREAS, the executive board has received an opinion from independent legal counsel to the effect that pursuant to Section 3219(f), Corrective Amendments, of the Pennsylvania Uniform Condominium Act, (68. Pa.C.S.A. §3101, et seq.) (the "Act"), it has been determined that it is both legal and appropriate for the executive board to supplement the Declaration to conform to the requirements of Fannie Mae.

NOW, THEREFORE, the Association, pursuant to and in accordance with the provisions of the Act, does hereby amend the Declaration to provide for the creation of Article XIV, as follows:

ARTICLE XIV
Fannie Mae Compliance

Section 14.1. Limitations on Ability to Sell/Right of First Refusal.

Any right of first refusal or limitation on ability to sell provided for in the condominium project documents, including but not limited to, the Declaration and By-

Laws, shall not apply to adversely impact the rights of a mortgagee to:

- A. foreclose or take title to a condominium unit pursuant to the remedies in the mortgage;
- B. accept a deed or assignment in lieu of foreclosure in the event of a default by a mortgagor; or
- C. sell or lease a unit acquired by the mortgagee.

Section 14.2. Amendments to Documents.

- A. "Eligible Holders" means those holders of a first mortgage on a unit estate who have requested the Association to notify them on any proposed action that requires the consent of a specified percentage of Eligible Holders.
- B. Any action to terminate the legal status of the project, after substantial destruction or condemnation occurs, or for any other reason, shall be agreed to by mortgagees representing at least 51% of the votes of unit estates that are subject to mortgages.
- C. Except as provided in the Condominium Act, no amendment of the Declaration, Plats, By-Laws (including any Rules, etc.), of a material adverse nature to mortgagees may be made unless approved by at least 51% of the total votes appurtenant to all units in the Condominium (unless a greater vote is required) and approval is obtained from Eligible Holders representing at least fifty-one (51%) percent of the votes of unit estates that are subject to mortgages held by Eligible Holders.

D. An Eligible Holder or a guarantor of a first mortgage shall be deemed to have impliedly approved and consented to the adoption of the amendment to the condominium documents if it fails to submit a response to any written proposal for an amendment within sixty (60) days after it receives proper notice of the proposed amendment, provided the notice was delivered by certified or registered mail with a return receipt requested. Notwithstanding the foregoing, this Section 14.2 (D) shall not apply to amendments that alter the priority of a lien of an affected mortgage or guaranty; or materially impair or affect the applicable unit as collateral; or materially impair or affect the rights of the Eligible Holder or guarantor to exercise any rights under the mortgage, guaranty or applicable law.

Section 14.3. Right to Written Notice.

A. An Eligible Holder or guarantor of a first mortgage, upon written request to the Association, (such request to state the name and address of such mortgagee or guarantor and the unit number), shall be entitled to timely written notice of:

1. Any condemnation loss or any casualty loss which affects a material portion of the Condominium or which affects any unit on which there is a first mortgage held or guaranteed.
2. Any delinquency in the payment of assessments or charges owed by an owner of a unit subject to the mortgage of such holder or guarantor, where such delinquency has continued for a period of sixty (60) days.

3. Any lapse, cancellation or material modification of any insurance

policy maintained by the Association pursuant to the terms of the Declaration, By-Laws or the Act.


4. Any proposed action that requires the consent of a specified percentage of mortgagees.

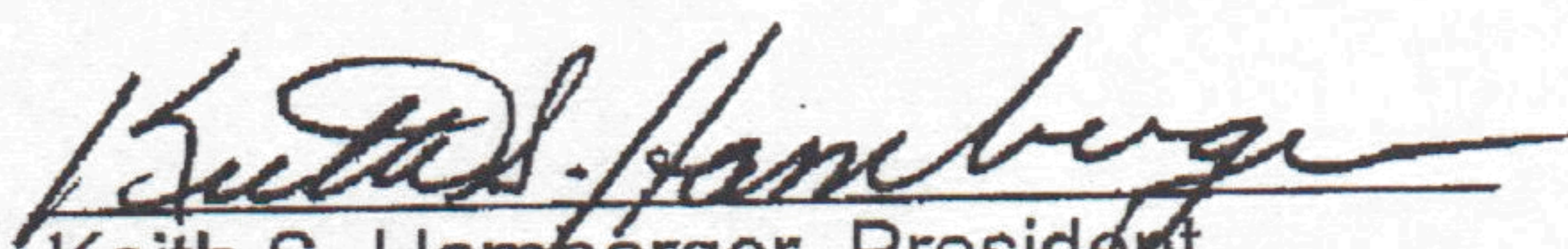
IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties have caused these presents to be duly executed the 11th day of

July, 2006.

WITNESS:

Spring Meadows Condominium II
Owners Association



By: 
Keith S. Hamberger, President

COMMONWEALTH OF PENNSYLVANIA)

SS:

COUNTY OF YORK)

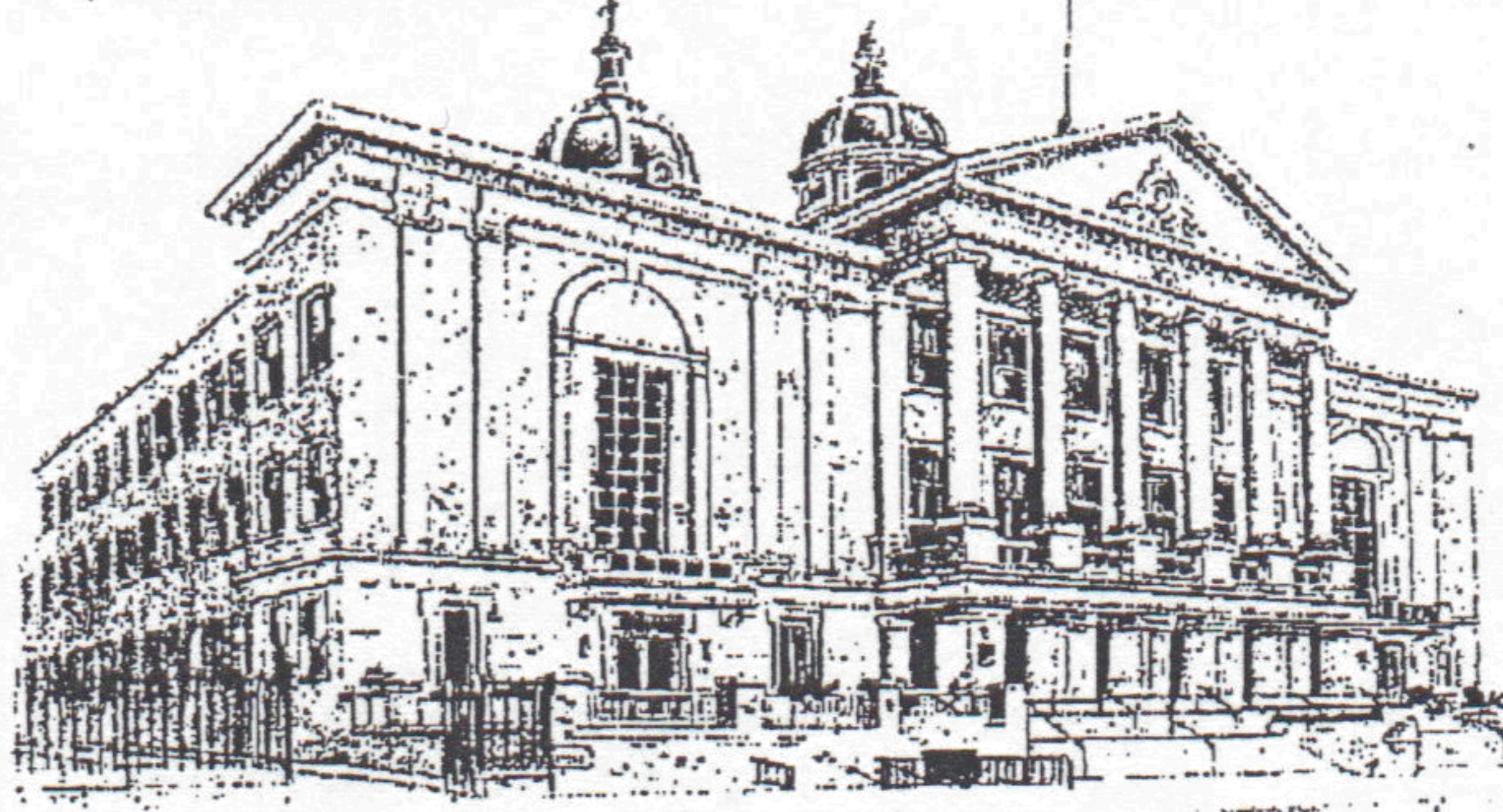
On this, the 11th day of July, 2006, before me, a Notary Public in and for said Commonwealth and County, personally appeared Keith S. Hamberger, President of Spring Meadows Condominium II Owners Association, a Pennsylvania non-profit corporation, and that as President, and by virtue of and in pursuance of the authority therein conferred upon him, acknowledged the said indenture to be the act and deed of the non-profit corporation.

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


Notary Public
My commission expires:

NOTARIAL SEAL
BARBARA L SULLIVAN
Notary Public
CITY OF YORK, YORK COUNTY
My Commission Expires Jun 1, 2008

York County Courthouse
York, Pennsylvania



YORK COUNTY RECORDER OF DEEDS
28 EAST MARKET STREET
YORK, PA 17401

Randi L. Reisinger - Recorder
Gloria A. Fleming - Deputy

Instrument Number - 2006052402
Recorded On 7/11/2006 At 4:10:33 PM

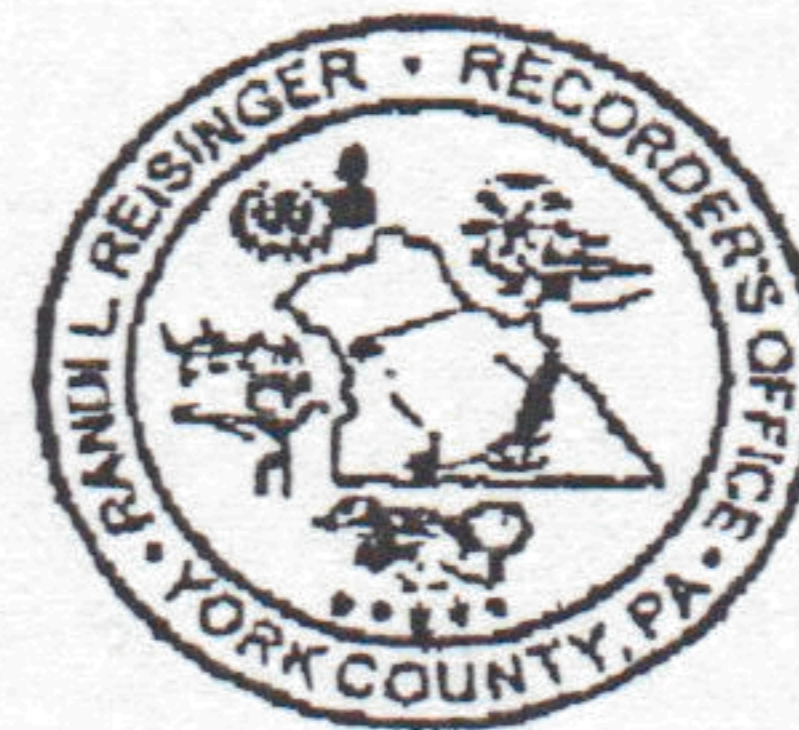
Book - 1824 Starting Page - 3976
* Total Pages - 6

- * Instrument Type - DECLARATION
- Invoice Number - 635085
- * Grantor - SPRING MEADOWS CONDOMINIUM II
- * Grantee - SPRING MEADOWS CONDOMINIUM II
- User - JDB
- * Customer - GRIEST

* FEES	
STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
PIN NUMBER FEES	\$2.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL	\$22.50

PARCEL IDENTIFICATION NUMBER
36000KH0111A000000
Total Parcels: 1

I Certify This Document To Be
Recorded In York County, Pa.



Randi L. Reisinger
Recorder of Deeds

THIS IS A CERTIFICATION PAGE
PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

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