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PARCEL IDENTIFICATION NUMBER 36000KH0111A000000
 FOX MEADOW RD
 MANCHESTER TOWNSHIP

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FIRST AMENDMENT TO BY-LAWS AND ORGANIZATION OF SPRING MEADOWS II
 CONDOMINIUM ASSOCIATION

WHEREAS, SPRING MEADOWS II CONDOMINIUM 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, SPRING MEADOWS II CONDOMINIUM ASSOCIATION, has been
 established in accordance with and pursuant to a certain First Amendment to
 Declaration dated July 11, 2006 as recorded on July 11, 2006, in the Office of
 the Recorder of Deeds in and for York County, Pennsylvania, as follows:

- * First Amendment to Declaration - Land Records Book 1824, at Page 3981

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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 Department of State,
 Commonwealth of Pennsylvania, on April 21st, 2006; and

WHEREAS, the executive board has appointed Philip E Kozak to act as Secretary
 of the Association; and

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WHEREAS, the Declarant, Kinsley Equities, LP has appointed Keith S Hamberger
 to act on behalf of the Declarant; and

WHEREAS, by a unanimous consent of 26 unit owners at the Association's
 Annual Meeting conducted September 15, 2011 it was determined that it is in
 the best interest of the Association to amend the By-Laws.

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NOW, THEREFORE, the Association, pursuant to and in accordance with the
 provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S. §§3101 et
 sequens does hereby amend the By-laws as follows:

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Article II The Association 2.2 Annual Meeting

2.2. ANNUAL MEETING. The annual meeting of the Association shall be held each year during the week that contains the third Thursday of September. At such annual meetings, the members of the Executive Board shall be elected by ballot of the Unit Owners in accordance with the requirements of Section 3.3 of these By-Laws (subject to the provisions of Section 1.3 B. 13 "Special Declarant's Rights", of the Declaration) and such other business as may properly come before the meeting may be transacted.

Article III Executive Board 3.1 Number and Qualification

3.1. NUMBER AND QUALIFICATION The affairs of the Association shall be governed by an Executive Board. Members of the Executive Board shall be the Declarant or his designee and unit owners. Elections at the Annual Meeting to maintain a total Board membership of 5 members shall be conducted. If 5 potential Board members cannot be fielded, the Board may then choose to:

- * Appoint consenting unit owners to any vacancies for any period(s) up to 3 years.
- * Govern with a reduced number of members but not less than 3 members.

Article IV Officers 4.1 Designation

4.1. DESIGNATION The principal officers of the Association shall be the President, the Vice President, The Secretary and the Treasurer, all of whom shall be elected by the Executive Board. The Executive Board may appoint an assistant treasurer, an assistant secretary and such other officers as in its judgment may be necessary. Any officer may hold more than one office.

Article V Common Expenses; Budgets 5.7 Accounts; Examinations

5.7 ACCOUNTS: EXAMINATIONS All sums collected by the Executive Board with respect to assessments against Unit Owners or from any other source may be commingled into a single fund. All books and records of the Association shall be kept in accordance with good and accepted accounting practices, and the same shall be examined as annually directed by the Association.

5.7.1 ANNUAL EXAMINATION OF BOOK AND RECORDS The Association controls the annual examination of books and records by accepting or rejecting the audit recommendations of the Board at the annual meeting; the association may at any other time muster a quorum and direct the Board as to how to proceed with an examination of book and records. The Board is required to present its examination recommendation at each annual meeting of the association. Examples of Board recommendations include but are not limited to no examination, a formal CPA audit, a formal CPA review, a formal CPA compilation, an examination by an accountant who is not a Board member, an examination by a committee of non-board members. The scope of an examination as to which items or accounts are to be examined shall be included in the Board Recommendation.

5.7.2 PRESERVATION OF CAPITAL. All funds of the association are to be kept in accounts or securities that seek to preserve capital. Permissible accounts include: checking, savings, certificates of deposit and money market accounts. Stocks, bonds, non-money market mutual funds, options, commodities and precious metals are examples of securities that are not permitted.

5.7.3 INCEPTION FEES. Inception fees that do not exceed those allowable by the Act are to be collected from original sales transactions by the Declarant and from re-sales by unit owners. RESALE CERTIFICATE FEES are to be collected by the Association for all resale certificate fees allowed and permissible by the Act.

Article VII Amendments

7.1.1 NON-RECORDED AMENDMENTS TO BYLAWS

The Executive Board may elect to record or not record Bylaw Amendments approved per Article VII 7.1 with the recorder of deeds of York County PA. A notarized copy of approved Amendments not recorded shall be available at the offices of the Association for inspection. Copies of approved non-recorded amendments shall be given to all unit owners within 30 days of approval. Copies of non-recorded amendments shall be provided with each resale certificate that occurs while amendments remain unrecorded.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties have caused these presents to be duly executed.

DECLARANT: Keith S Hamberger *Keith S Hamberger*
DATE: 10/20/11

COMMONWEALTH OF PENNSYLVANIA)

SS:

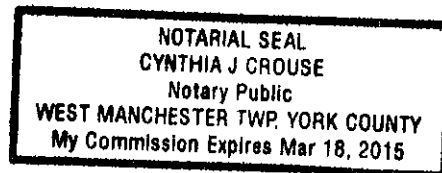
COUNTY OF YORK)

On this 20th day of October, 2011, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Keith S Hamberger representative of Kinsley Equities, LP, proven to me and satisfactorily proven to be the person whose name is affixed hereto and to execute the foregoing First Amendment To By-laws of Spring Meadows II Condominium Association for the purposes therein contained.

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

Cynthia J. Crouse (SEAL)
Notary Public

MCE:



ASSOCIATION: Philip E Kozak, Secretary

Philip E Kozak

DATE: October 19, 2011

COMMONWELATH OF PENNSYLVANIA)

SS:

COUNTY OF YORK)

On this 19 day of OCTOBER, 2011, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Philip E Kozak Secretary of Spring Meadows II Condominium Association, proven to me and satisfactorily proven to be the person whose name is affixed hereto and to execute the foregoing First Amendment To By-laws of Spring Meadows II Condominium Association for the purposes therein contained.

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

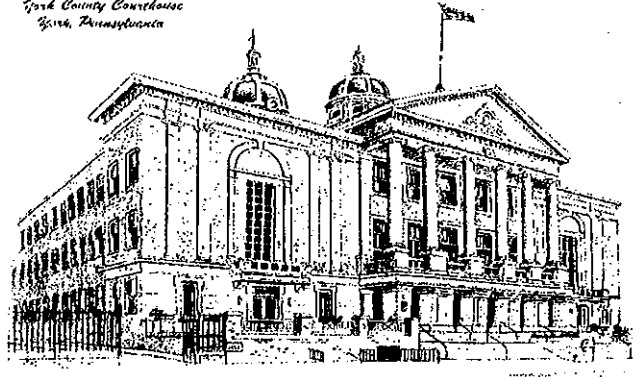
Charles Gilbert (SEAL)

Notary Public

MCE: 02-18-2013

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Charles Gilbert Notary Public
West Man Paster Twp. York County
My Commission Expires Feb. 18, 2013

York County Courthouse
York, Pennsylvania



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

Randi L. Reisinger - Recorder
Bradley G. Daugherty - Deputy

Instrument Number - 2011048825
Recorded On 10/25/2011 At 10:38:52 AM
* Instrument Type - AMENDMENT
Invoice Number - 958348
* Grantor - SPRING MEADOWS II CONDOMINIUM ASSOCIATION
* Grantee - KINSLEY EQUITIES LP
User - WMM
* Customer - SPRING MEADOWS II CONDO ASSOCIATION

Book - 2146 Starting Page - 5857
* Total Pages - 6

* Received By: COUNTER

* FEES

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
PIN NUMBER FEES	\$10.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$30.50

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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