

MANSIONS OF NORTH PARK

DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made this 24th day of March, 1968, by VISION INVESTMENTS, a Pennsylvania General Partnership, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, the Developer proposes to develop a parcel or parcels of land in the Town of McCandless, Allegheny County, Pennsylvania; and

WHEREAS, said land is to be developed in phases as a planned unit development called the "Mansions of North Park", and Developer proposes to cause said land to be subjected to the covenants, conditions, easements, restrictions, charges and liens herein provided for the purpose of preserving and enhancing the value of said land and for the benefit and enjoyment of the persons residing thereon; and

WHEREAS, Developer proposes to undertake immediately the development of that portion of said land described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering and enforcing the covenants and restrictions; and

WHEREAS, the Mansions of North Park Homeowners' Association, an unincorporated association, is hereby formed for the purpose of exercising the functions aforesaid (which Association the Developer intends to incorporate under the laws of the Commonwealth of Pennsylvania, as a non-profit corporation).

NOW, THEREFORE, Developer hereby declares that all of the land described on Exhibit "A", and such additional lands owned or to be owned by the Developer, including those parcels comprising the real estate described on Exhibit "B", as may be added in accordance with Article VII hereof, shall be held, sold and conveyed subject to the following covenants, conditions, easements, restrictions, charges and liens, which shall run with the land and shall be binding upon and shall inure to the benefit of all persons having any right, title or interest therein or any part thereof and their respective heirs, legatees, personal representative, successors and assigns, and accordingly, the covenants, conditions and restrictions set forth herein are hereby incorporated by reference in any and all deeds to the Property from and after the date of recording hereof as if fully set forth therein.

ARTICLE I
DEFINITIONS

Section 1. Association shall mean the unincorporated association created hereby, or, if incorporated, a not-for-profit corporation named Mansions of North Park Homeowners' Association, its successors and assigns, created for the purpose of administering the property in accordance with the terms hereinafter set forth. The Association's affairs will be governed by its Bylaws which will be adopted at the first meeting of the Homeowner's Association, which Bylaws shall provide for the creation of an

Executive Board (the "Board") to manage the day to day operations of the Association.

Section 2. Common Areas shall mean any part of the Properties conveyed by the Developer to the Association, which the Association maintains for the benefit enjoyment of the Owners.

Section 3. Property or Properties shall mean that certain real property as designated as Phase I described in Exhibit "A" and such additions thereto as hereafter may be brought within the jurisdiction of the Association.

Section 4. Lot shall mean any plot of land used or intended for residential purposes and shown upon any recorded subdivision map of the Properties.

Section 5. Residential Areas shall mean all real property consisting of one or more Lots.

Section 6. Dwelling shall mean and refer to any portion of a building situated upon a Lot which is part of the Properties designed and intended for use and occupancy as a residence by a single family.

Section 7. Owner or Owners shall mean the record owner, whether one or more persons or entities, including the Developer, of a fee simple title to any Lot which is a part of the Properties, but excluding those having such interest merely as security for the performance of an obligation.

Section 8. Member or Members shall mean and refer to all those Owners who are members of the Association, as provided in Article II, Section 1 hereof.

Section 9. Developer shall mean and refer to Vision Investments, its successors and assigns.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership: Every Owner of a Lot (including the Developer) shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. Voting: The Association shall have two classes of Voting Membership:

Class A - Class A members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B - Class B member(s) shall be the Developer and shall be entitled to eight (8) votes for each Lot owned (including lots created in additional properties) by the Developer. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following event, whichever occurs first:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on December 31, 1998.

ARTICLE III
PROPERTY RIGHTS

Section 1. Owner's Easements of Access: Every Owner shall have a right and easement of ingress, egress and regress over all roads and thoroughfares through the Properties which shall be appurtenant to and shall pass with the title to every Lot, subject to the right of the Developer or Association to dedicate or transfer all or any part of such roads and thoroughfares to any public agency, authority, or utility. No such dedication or transfer by the Association shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded. Dedications or transfers by the Developer shall not require consent of the Association or its members.

Section 2. Additional Easements: All Common Areas and Lots are subject to the right of the Developer to grant, dedicate or transfer to any public agency, authority or utility all or any easements as shown on the recorded plan for the Properties, or as necessary to serve the Dwellings to be situate on the Lots. In addition, the Common Areas are subject to the right of the Developer to grant utility and access easements to benefit adjoining lands.

Section 3. Storm water detention pond: Developer hereby reserves an easement over and through the Common Areas for the benefit of Developer, its successors and assigns, for the use of and access to the storm water detention pond located on the Common Areas. In the event that all parts of Exhibit "B" and/or additional adjoining lands of the Developer are not developed as part of the Mansions of North Park, access to this detention facility is hereby granted by Developer and shall be available to all owners of lots within such lands even if not part of this planned residential development. Developer hereby grants to the

owners of all such lots, whether or not a part of the development, a corresponding access easement over any other part of the Property for the use of an access to the storm water detention pond located on the Common Areas. In the event that either easement is utilized, the cost of maintenance of the detention pond and drainage easement shall be paid by the users in proportion to the number of lots using said facility.

ARTICLE IV

COVENANT FOR ASSESSMENTS

Section 1. Creation of Lien and Personal Obligation of Assessment. Each owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall covenant and agree to pay to the Association cost of landscaping, the cost of maintenance and care of the Common Areas, snow removal of all private roadways, and such other assessments as may promote the recreation, health, safety, and welfare of the residents of the Properties and for the improvement and maintenance of the Common Areas and of the dwellings situate upon the Properties, including but not limited to the payment of Common Area real estate taxes and transfer taxes and insurance thereon, the repair and replacement of the Common Areas and the cost of labor, equipment, materials, management and supervision thereof. The assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when such assessment fall due. The personal obligation for delinquent assessments shall not pass to his successor in title unless expressly assumed by them.

Section 2. Special Assessments for Capital Improvements. The Board may levy special assessments for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of roads, provided that any such special assessment shall have the assent of two-thirds (2/3) of the votes of each class of members voting in person or by proxy, at a meeting duly called for this purpose.

Section 3. Notice and Quorum for any Action Authorized Under Section 2. Written notice of any meeting called for the purpose of taking any action authorized under Section 2 shall be delivered or mailed to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty (60%) percent of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called, subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 4. Effect of Non-payment of Assessments - Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of twelve (12%) percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and there shall be added to the amount of such Assessment the costs of preparing and filing the Complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee, together with the costs of the action.

Section 5. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the

lien of any mortgage or mortgages now or hereafter placed upon the properties subject to assessment, provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due nor from the lien of any such subsequent assessment.

ARTICLE V

MAINTENANCE RESPONSIBILITY

Section 1. Common Areas and Lots. The care and maintenance of all Common Areas and all landscaping, including the landscaping of all Common Area and Lots, shall be performed by the Association. Except within individual courtyards and on individual balconies, Owners may not plant trees, hedges, or shrubs. The Association shall be responsible for snow removal on all roads (until dedication), private drives and sidewalks. Otherwise, the maintenance of Lots and the Dwelling erected thereon shall be the responsibility of the respective owners thereof.

Section 2. Right-of-Way Along Old Babcock Boulevard. The care and maintenance of any and all shrubbery and vegetation planted by the Developer or the Association along the right-of-way of Old Babcock Boulevard shall be the obligation of the Association, further subject to the condition that (a) all such shrubbery and vegetation must be kept at a height so as not to interfere with the "clear line site" at the intersection of Old Babcock Boulevard and Wildwood Road; and (b) if the present structure located at the northeast corner of Old Babcock and Wildwood Road is removed, any and all shrubbery and vegetation as planted by the Developer and/or the Association must be removed in

accordance with the requirements of the "clear site triangle" as set forth in the Ordinances of the Town of McCandless.

ARTICLE VI
UTILITY SERVICE CONNECTIONS

The rights and duties of the Owners of Lots within the Properties with respect to utility service connections, including sanitary and storm sewer, water, electric, and telephone lines and related facilities, shall be governed by the following:

- (a) Wherever utility service connections, or any portion thereof, lie in or upon a Lot owned by other than the Owner of a Lot served by the connections, the Owner of any Lot served by the connections shall have the right and license from time to time to enter upon the Lots or to have the respective utility companies enter upon the Lots in or upon which the connections, or any portion thereof lie, in order to repair, replace, and generally maintain said connections to the full extent necessary for such purposes.
- (b) Whenever utility service connections serve more than one Lot, the Owner of each Lot served by the connections shall be entitled to the full use and enjoyment of such portions of said connections as service his Lot and shall have the same license and right as are provided immediately hereinabove with respect to portions lying in or upon Lots owned by other Owners.
- (c) In the event of a dispute between Owners with respect to the repair, replacement or maintenance of any connections, or with respect to the sharing

of the cost thereof, then upon written request of one of such Owners addressed to the Association, the matter shall be submitted to its Board which shall decide the dispute and the decision of the Board shall be final and conclusive on the parties.

ARTICLE VII
ARCHITECTURAL CONTROL

Section 1. New Construction. All new dwelling houses in Mansions of North Park must be constructed by a contractor approved and/or designated by the Developer, its successors or assigns. In addition, all plans and specifications showing the nature, kind, shape, dimensions, material and locations of the improvements shall be submitted to and approved in writing by the Developer, its successors and assigns.

Section 2. Additional Structures, Additions, Changes or Alterations. No building addition, fence, wall, or any other additional structure on the Lot whatsoever may be erected or maintained upon any Lot other than one (1) single-family dwelling, nor shall any exterior addition to, change or alteration be made to any Dwelling without written approval of the Developer, its successors or assigns.

ARTICLE VIII
USE RESTRICTIONS - GENERAL REGULATIONS

Section 1. Use Restrictions. The Properties are intended to be used for the following purposes, and their use is hereby restricted as follows:

- (a) Lot and Dwelling Restrictions. No Lot or Dwelling may be divided or subdivided into a smaller Lot or Dwelling, nor may any portion of any Dwelling be added to or incorporated into another Dwelling, nor any portion less than all thereof sold or otherwise transferred. No Dwelling may be used for other than a single-family residence. Notwithstanding anything contained herein, the Developer has the right to use any Dwellings owned by it for models and for sales offices and administrative offices.
- (b) Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- (c) Temporary Structures. No structure of a temporary character, doghouse, trailer, tent, shack, garage, barn, or other out-building shall be used on any Lot at any time as a residence or otherwise, either temporarily or permanently, except by the Developer in completing the Development.
- (d) Signs. No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by the Developer to advertise the property during the construction and sales period.
- (e) Pets. No animals, livestock, fowl, or poultry of any kind shall be raised, bred, or kept in any Dwelling on any Lot except that dogs, cats, or other household pets may be kept in the Dwellings.

subject to the rules and regulations adopted by the Association. All household pets must be kept leashed when outside the Dwelling.

- (f) Exterior Attachments. No Owners shall cause or permit anything to be placed on the outside walls of any Dwelling. No awnings, canopies, shutters, radio or television antennae (or satellite dishes) shall be affixed to or placed upon the exterior walls or roofs of any Dwelling.
- (g) Garbage and Refuse Disposal. Trash, garbage, and other waste shall be kept only in sanitary containers and shall be disposed of in such manner as may be prescribed from time to time in rules and regulations by the Association.
- (h) Laundry Lines. Laundry poles and lines outside of Dwellings are prohibited except that one portable laundry line, not more than seven feet high, may be used in the rear of each Dwelling on days other than Sundays and legal holidays, and such line shall be removed from the outside when not in actual use.
- (i) Vehicle Parking and Motorcycle Parking and Storage. There shall be no outside storage or parking upon any Lot or Common Area of any automobile, truck, tractor, mobile home, motorcycle, boat, recreational vehicle or other transportation device of any kind. No Owner or invitee shall repair or restore any vehicle of any kind upon any Lot or Common Area except for normal maintenance or emergency repairs. No vehicles at any time may be parked on the streets of the Property. Further, no motorcycles, motorbikes,

go-carts, snowmobiles or similar motor-powered vehicles may be operated on any unpaved portion of the Common Area.

- (j) Residential Use Only. Lots and Dwelling may solely be used for residential purposes only.
- (k) Swimming Pools. No swimming pools may be installed in or upon or maintained on any of the Lots.
- (l) Antennas, Etc. Antennae, satellite dishes or any other device used for the purpose of receiving radio, electronic or television signals shall not be located on any Lot or in any Common Area.
- (m) Laundry, Etc. No rugs, clothes, sheets, blankets, laundry of any kind or any other article shall be hung from any windows, walls or balconies. Patios and balconies shall be kept free and clear of rubbish, debris and other unsightly materials.
- (n) Landscaping. Owner not may plant any trees, hedges, shrubs on any Lots or Common Property except within individual courtyards and on individual balconies. Further, no trees shall be removed from any Lot or Common Property without the written approval of the Board.

Section 2. Additional Rules and Regulations. The Board may adopt such reasonable rules and regulations, not inconsistent herewith, as it may deem advisable for the maintenance, administration, management, operation, use, conservation, and beautification of the Properties, and for the health, comfort, safety, and general welfare of the Owners and occupants of the Property. Written notice of such rules and regulations shall be

given to all Owners and the entire Property shall at all times be maintained subject to such rules and regulations.

ARTICLE IX

ACKNOWLEDGMENT AS TO ADJOINING PROPERTIES

Developer for itself, and for all owners, and for any person taking title through Developer to a Lot included in the lands described in Exhibit "B", acknowledges that the Property was rezoned by the Town of McCandless from C-3 (highway commercial) to R-3 (townhouse and garden apartment district) on September 28, 1987, and as a result thereof, the building and use restrictions on the C-3 properties adjoining the Property remain the same as if the Property had not been rezoned to R-3.

ARTICLE X

General Provisions

Section 1. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants, and failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The expense of enforcement by the Association shall be chargeable to the Lot Owner violating these covenants and restrictions, and shall constitute a lien on the Lot, collectible in the same manner as assessments hereunder.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years after the date upon which this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by the Owners representing not less than ninety percent (90%) of the votes in the Association, and thereafter by an instrument executed and acknowledged by the Owners representing not less than seventy-five (75%) percent of the votes in the Association. Any such amendment shall be effective upon recordation in the office of the Recorder of Deeds of the County in which the property is situated. The recital in any such amendment that has been executed and acknowledged by not less than the specific percentage of votes of Lot Owners shall be conclusive and binding on all persons.

Section 4. Matters of Dispute. Matters of dispute or disagreement between Association members or with respect to interpretation or application of the provisions of this Declaration or the By-Laws shall be determined by the Board of Directors, which determination shall be binding on all Association members.

Section 5. Liability of the Board. The Members of the Board and its officers shall not be personally liable to the Owners or others for any mistake of judgment or for any acts or omissions made in good faith. The Owners shall indemnify and hold harmless each of the members of the Board and each of the Officers against all contractual liability to others arising out of contracts made by them or any of them on behalf of the Owners unless any

such contract shall have been made in bad faith or contrary to the provisions of this Declaration.

Section 6. Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

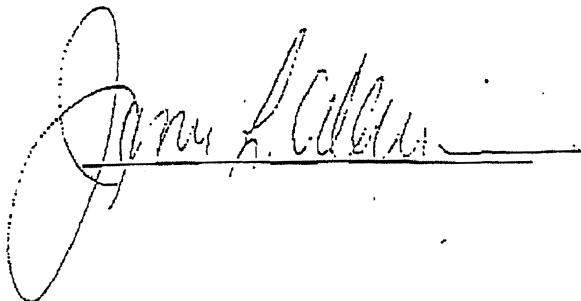
Section 7. Additional Properties. Developer may cause each successive stage of the Mansions of North Park to be subjected to the covenants, conditions, easements, restrictions, charges, and liens herein provided in accordance with the following terms and provisions:

- (a) There shall be recorded with respect to the land included in each successive stage a Declaration or Supplementary Declaration or similar instrument subjecting such land to the scheme of this Declaration, including all of the covenants, conditions, easements, restrictions, charges, and liens appropriate thereto.
- (b) The Developer, its successors and assigns, shall not be bound to make the proposed additions or to adhere to the Plan in any subsequent development of the land shown thereon.


IN WITNESS WHEREOF, the Developer has executed this Declaration the day and year first above written.

WITNESS:

VISION INVESTMENTS, a
Pennsylvania General Partnership



A large, stylized handwritten signature in black ink, appearing to read "James L. Abbott", written over a horizontal line.



A large, stylized handwritten signature in black ink, appearing to read "Charles J. Abbott", written over a horizontal line.

By: Charles J. Abbott,
Managing Partner

ALL THAT CERTAIN tract or piece of land situate in the Town of McCandless, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING AT A POINT, which point is distant North 10 degrees 22 minutes East, 202.66 feet from the intersection of Old Babcock Boulevard (formerly Three Degree Road) with the center line of Wildwood Road; thence from said beginning point, South 88 degrees 49 minutes East, a distance of 444.51 feet to a point; thence North 1 degree 11 minutes East, a distance of 110.21 feet to a point; thence North 19 degrees 20 minutes 45 seconds East, a distance of 246.51 feet to a point; thence along line of property of County of Allegheny the following six (6) courses and distances: North 45 degrees 00 minutes West, 150.17 feet; North 32 degrees 57 minutes 16 seconds West, 164.94 feet; North 77 degrees 30 minutes West, 136.95 feet; South 71 degrees 30 minutes West, 94.38 feet; South 5 degrees 10 minutes East, 112.20 feet; South 61 degrees 30 minutes West, 214.50 feet, to a point on a bridge in the center line of Old Babcock Boulevard aforesaid; thence in said Old Babcock Boulevard, South 24 degrees 15 minutes East, 235 feet to a point; thence further in said Old Babcock Boulevard, South 10 degrees 22 minutes West, 152 feet to the point at the place of beginning.

TOGETHER WITH THE right to use a certain right of way established by Mary Borek, et vir., in deed at Deed Book Volume 3257, page 215 and reaffirmed and revised by Agreement at Deed Book Volume 4236, page 481.

Exhibit "A"

AMENDMENT NO. 1 TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

MANSIONS OF NORTH PARK

McCANDLESS TOWNSHIP

ALLEGHENY COUNTY, PENNSYLVANIA

September, ~~14~~¹⁷, 2018 *dh*

WHEREAS, on March 25, 1988, Visions Investments, a Pennsylvania General Partnership, recorded the Declaration of Covenants, Conditions and Restrictions for the Mansions of North Park in the Office of the Recorder of Deeds of Allegheny County in Deed Book Volume 7750, Pages 17 through 35 (hereinafter, the "Declaration");

WHEREAS, the undersigned desires to amend the Declaration and at least seventy-five percent (75%) of all votes in Mansions of North Park Homeowners Association have voted affirmatively for and approved this Amendment.

NOW, THEREFORE, the following shall be added to Article IV of the Declaration:

Section 6.. Loans. Each Owner hereby grants to persons who shall, from time to time, constitute the Board of Directors the authority, in connection with the maintenance, repairs, or improvements of the common areas and facilities and limited common areas and facilities which the Board of Directors deems necessary or appropriate to the operation of Mansions of North Park Homeowners Association, to do the following for expenditures approved by the Board of Directors:

- (a) approve a loan to bind Mansions of North Park Homeowners Association as a debtor pursuant to a Note;
- (b) pledge the assets of Mansions of North Park Homeowners Association as collateral for the Note;
- (c) assign the current and future assessments of Mansions of North Park Homeowners Association as collateral for the Note; and
- (d) assign the right to collect the assessments pledged as collateral for the Note.

This Allegheny County Department of Real Estate is authorized and directed to record this Amendment and also to index the same at Deed Book Volume 7750, Page 17.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this

17 day of September, 2018.

ATTEST

MANSIONS OF NORTH PARK
HOMEOWNERS ASSOCIATION

James O. Pauslich

Donna Herrle

By: Donna Herrle
Its: President

James O. Pauslich

Merryellen Silverblatt

By: MERRYELLEN SILVERBLATT
Its: Secretary

CERTIFICATION

We, the President and Secretary of Mansions of North Park Homeowners Association, certify that the foregoing Amendment to the Declaration was approved in writing by instruments signed by not less than seventy-five (75%) percent of current Owners. Records of such approval are maintained in the office of the Association.

ATTEST

MANSIONS OF NORTH PARK
HOMEOWNERS ASSOCIATION

Jennie E. Brundage

Donna Herrle

By: Donna Herrle
Its: President

Jennie E. Brundage

Merryellen Silverblatt

By: MERRYELLEN SILVERBLATT
Its: Secretary

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:

On this 17 day of September, 2018, before me, a Notary Public appeared Donna Herrle and Merry Ellen Silverblatt who acknowledged themselves to be President and Secretary, respectively, of Mansions of North Park Homeowners Association, and acknowledged that they adopted and executed the foregoing Amendment for the purposes therein contained.

WITNESS my hand and notarial seal the day and year aforesaid.



Notary Public

Commonwealth of Pennsylvania - Notary Seal
Joanne E. Braunlich, Notary Public
Allegheny County
My commission expires September 7, 2022
Commission number 1016490
Member, Pennsylvania Association of Notaries

Mail to: Bradley S. Dornish, Esq.
Dornish Law Offices, P.C.
1207 Fifth Avenue, Suite 300
Pittsburgh, PA 15219