

BEACON GARDEN
BY-LAWS

BY-LAWS FOR BEACON HILL GARDENS CONDOMINIUM ASSOCIATION
AMENDING AND RESTATING THE CODE OF REGULATIONS

ARTICLE I

Name and Location

The name of this Condominium Association is BEACON HILL GARDENS CONDOMINIUM ASSOCIATION (hereinafter called the "Association"). Its principal office is located in the Borough of Wilksburg, Allegheny County, Pennsylvania.

ARTICLE II

Definitions

Unless the context clearly indicates otherwise, the words and phrases used in these By-Laws have the same meaning as the identical words and phrases used in the Declaration of Condominium of Beacon Hill Gardens Condominium (hereinafter called the "Declaration"), recorded in the Department of Real Estate of Allegheny County at Deed Book Volume 6447, page 813, as amended or as provided by the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A §§ 3101, et seq. (hereinafter the "Act").

ARTICLE III

Purpose

The purpose of the Association is to act on behalf of its members as their governing body with respect to the administration, maintenance, repair and replacement of certain property which has been submitted under the Act. The Association is to be operated on a non-profit basis.

ARTICLE IV

Identification of the Property

The Property has been submitted to the Condominium form of ownership by the recording of the Declaration and Declaration Plan in the office of the Department of Real Estate of Allegheny County, Pennsylvania. The Property is described on the Declaration Plan as Beacon Hill Gardens Condominium, and is also legally described in Exhibit A attached to the Declaration.

ARTICLE V

Membership

Section 1. The members of the Association shall be all of the Unit Owners of the Property. The Association may, but shall not be required to, issue certificates or other evidence of membership.

Section 2. Except as provided herein or in the Declaration, the membership in the Association shall not be transferable. The membership of each Unit Owner shall terminate upon a sale, transfer, or other disposition of his ownership interest in the Property, accomplished in accordance with the provisions of the Declaration, and upon such transfer membership shall automatically transfer to and be vested in the new owner succeeding to such ownership interest.

ARTICLE VI

Meetings

Section 1. Meetings of the Association shall be held at the Property or at such other place in Allegheny County as may be specified in the notice of the meeting.

Section 2. The Board shall notify all Unit Owners of the time, place, and purpose of the any meeting of the Association. Annual meetings of the Association shall be held in the month of March to elect members of the Executive Board in accordance with Article VII herein and for such other purposes as provided for in the notice of any such meeting. No business shall be conducted at a meeting of the Association except for that which is provided for in the notice regarding said meeting.

Section 3. It shall be the duty of the President to call a Special Meeting of the Association as directed by resolution of the Executive Board or upon a petition signed by Unit Owners owning at least twenty-five percent (25%) of the ownership interest in the Common Elements. The notice of any Special Meeting shall state the time, place, and purpose thereof. No business shall be transacted at a Special Meeting except as stated in the notice unless with the consent of four-fifths (4/5) of the members present at such meeting, either in person or by proxy.

Section 4. It shall be the duty of the Secretary, or designee, or upon his or her failure or neglect, then any officer or member, to mail by regular United States Mail, postage pre-paid, a notice of each Annual or Special Meeting of the Association, stating the purpose, the time and place thereof. The notice shall be mailed to all Unit Owners at their last known address of record on file with the Association no less than thirty (30) days nor more than sixty (60) days prior to the date of the meeting.

Section 5. The presence, either in person or by proxy, of the Unit Owners owning at least ten percent (10%) of the ownership interest in the Common Elements shall constitute a quorum for the transaction of business at all meetings of the Association.

Section 6. If at any meeting of the Association a quorum shall not be in attendance, those members who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time at which the original meeting was called.

Section 7. Each Unit shall represent one vote in the Association. If any Unit is owned by more than one person or entity, the one vote allotted to such Unit may not be divided, but must be cast as one vote. If only one of the multiple owners of a Unit is present at a meeting of the Association, such

owner is entitled to cast the vote allocated to that Unit. If more than one of the multiple owners of any Unit are present, the vote allocated to that Unit may be cast only in accordance with their unanimous agreement. There is a non-rebuttable presumption of unanimous agreement if any one of the multiple owners casts the vote allocated to that Unit without protest being made promptly to the person presiding over the meeting by any of the owners of such Unit.

Section 8. Unless by express provision of the Act or of these By-laws or of the Declaration, a different vote is required, each question presented at a meeting of the Association at which a quorum is present shall be determined by a majority vote of those present.

Section 9. The vote of any corporate, partnership, or trust member may be cast on its behalf by any officer, partner, or trustee of such member and any such member may appoint its officer, partner, trustee or beneficiary, or any other member as its proxy. An individual member of the Association may appoint only his or her spouse or another member of the Association as a proxy. Each proxy must be filed with the Secretary, or designee, prior to the commencement of a meeting, or at the time that proxies are called for.

ARTICLE VII

Executive Board

Section 1. The number of members of the Executive Board shall be seven (7). Each Executive Board member shall be elected to serve a term of three (3) years. The Executive Board members shall hold office until their successors have been elected and duly qualified. If the number of Executive Board members shall be increased or decreased, the terms of such additional Executive Board members shall be staggered so that there is a balanced turnover of Executive Board members no less than every three (3) years. Only members of the Association who (1) reside in their Units, (2) are current in the payment of their Unit's Assessment, and (3) have no uncured violations of the Association's Declaration, Bylaws or Rules and Regulations are eligible to be elected to the Executive Board. No more than one owner of any Unit shall be eligible to serve on the Executive Board at any given time.

Section 2. The Executive Board shall have the powers and duties necessary for the administration of the affairs of the Association and shall have all powers and duties referred to in the Declaration, and may do all such acts and things provided by the Act to be done by the Board, or by the Unit Owners collectively, except such acts or things as are by law or by these By-Laws or by the Declaration directed to be exercised and done by the members individually. The powers of the Board shall include, but not be limited to the following: (a) to elect the Officers of the Association; (b) to administer the affairs of the Association and the Property; (c) to engage the services of a manager or managing agent for the Property and to fix the terms of such engagements and the compensation and authority of such manager or managing agent; (d) to promulgate such rules and regulations concerning the operation and use of the Property, the Common Elements or any part thereof as may be consistent with the Declaration and these By-Laws; (e) to provide for the maintenance, repair, and replacement of the Common Elements; (f) to estimate and adopt an annual operating budget and to provide for the assessment and collection from the Unit Owners of their respective shares of the expenses or estimated expenses as hereinafter provided; (g) to select one insurance company to write all fire, liability and casualty insurance for the Association; (h) impose charges for late payment of assessments; (i) levy reasonable fines for violations of the Declaration, the By-Laws or the Rules and Regulations; (j) impose reasonable charges for the preparation of resale certificates; (k) set and collect the capital improvement fee; and (l) provide for the indemnification of its Officers and Executive Board and maintain director's and officer's liability insurance.

Section 3. Vacancies in the Executive Board caused by any reason, including the failure of a member to continue to meet the qualification of office, shall be filled by appointment by the remaining Board members for the remainder of the term of the vacancy. At the option of the majority of the Executive Board members then voting, an Executive Board member shall be deemed to have vacated his or her office upon the failure to appear at three (3) successive, properly scheduled and noticed Executive Board meetings unless said failure to appear is approved by the Executive Board.

Section 4. Meetings of the Executive Board shall be held immediately following the Annual Owners' Meeting and at the same place. Special meetings of the Board may be called by the President or a majority of the Executive Board members on at least five (5) days' notice to each Board member by mail or email. In addition to the Executive Board meeting that shall take place after the Annual Owners' Meeting, the Executive Board shall have at least three (3) additional meetings each year. The Executive Board may waive notice of a meeting or consent to or take any action without a formal meeting provided that waiver and consent shall be in writing.

Section 5. At all meetings of the Executive Board, a quorum is deemed present if persons entitled to cast fifty percent (50%) of the votes of the Executive Board are present at the beginning of the meeting and any action may be taken by the majority of those present.

Section 6. Any Executive Board member may be removed from office by the majority vote of members of the Association at any special or regular meeting of the Association at which a quorum is present.

Section 7. Executive Board members shall receive no compensation for their services except as expressly provided by a resolution duly adopted by the members of the Association.

Section 8. The Executive Board shall have no authority to approve any capital expenditures in excess of ten percent (10%) of the total budget or authorize the Association to enter any contract for a term of more than five (5) years, except with the approval of Unit Owners owning at least fifty (50%) percent of the ownership interest in the Common Elements. The Executive Board may exceed this limit to make any emergency repair or replacement required to be made by the Association and for any insurance claim to repair damage required to be made by the Association. Notwithstanding the foregoing provisions, the approval of Unit Owners shall not be necessary prior to the authorization by the Executive Board of any management contracts for the management of the property.

ARTICLE VIII

Officers

Section 1. The officers of the Executive Board shall be a President, a Vice-President, a Secretary, a Treasurer and such assistants to such officers as the Board may deem appropriate. Officers shall be elected at the first meeting of the Board following the Annual Owners' Meeting and shall hold office until the next annual meeting and their successors are elected and qualify.

Section 2. Any officer may be removed from his or her office on the Executive Board at any meeting by the affirmative vote of the majority of the members of the Executive Board, either with or without cause. Any vacancy in any office on the Executive Board may be filled by the Executive Board at any meeting thereof.

Section 3. All officers of the Association shall be members of the Executive Board and shall have such powers and duties as are usually vested in such office of a non-profit association and as provided by the Act, including but not limited to: (a) The President shall set the meeting agenda and preside at all meetings of the Association and of the Executive Board; (b) The Vice-President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office; (c) The Secretary, or designee, shall keep minutes of all meetings of the Association and of the Board and shall have charge of the membership transfer books and such other records, books, papers and documents of the Association as the Executive Board may prescribe; (d) The Treasurer or their designee shall be responsible for the Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in Association books of account kept for such purpose.

ARTICLE IX

Fiscal Management

Section 1. The fiscal year of the Association shall begin on the first day of January each year. The commencement date of the fiscal year herein established shall be subject to change by the Board.

Section 2. (a) With respect to each fiscal year, and by November 1st prior to each fiscal year, the Executive Board shall cause an estimated annual budget to be prepared based on its estimate of annual expenses for the upcoming fiscal year. The Executive Board shall estimate the amount required by the Association to meet its expenses for such upcoming fiscal year, including but not limited to the following items: (i) management and administration expenses; (ii) the estimated cost of repairs, maintenance and replacements of Common Elements; (iii) the cost of such utilities as may be furnished by the Association; (iv) the amount of such reserves as may be reasonably established by the Executive Board, including general operating reserves, reserves for contingencies and reserves for replacements; and (v) such other expenses of the Association as may be approved by the Executive Board including operating deficiencies, if any, for prior periods.

(b) The Executive Board shall also estimate the amount of income to be received by the Association from the use, operation or rental of any of the Common Elements, which amount shall be referred to as Non-Membership Income. The difference between the estimated annual expenses of the Association and the Non-Membership Income shall be an amount referred to as Membership Assessments.

(c) On or before the first day of each month of the fiscal year covered by such annual budget, each Unit Owner shall pay one-twelfth (1/12) of his or her Unit's proportionate share of the amount designated in the annual budget as Membership Assessments. Each Unit's proportionate share of Membership Assessments shall be the same as the Unit's respective percentage ownership in the Common Elements.

(d) The Unit Owners shall continue to pay the amount of monthly assessment which has been established on the basis of the previous annual budget until the new annual budget is approved for the fiscal year and sent to each Unit Owner of the Association. A notice shall accompany the new annual budget, which notice shall provide that the new annual budget will take effect no sooner than thirty (30) days after such notice.

(e) The Association has a lien on a Unit for any assessment levied against the Unit together with interest thereon as provided by the Act from the time the assessment first becomes due.

The Association and the Executive Board shall have the authority to exercise and enforce any and all rights and remedies provided in the Act, Declaration, or these By-Laws, or are otherwise available at law or equity for the collection of such unpaid assessments.

Section 3. If at any time during the course of any fiscal year the Executive Board shall deem the amount of the Membership Assessments to be inadequate by reason of a revision in its estimate of either expenses or other income, the Executive Board shall prepare and cause to be delivered to the members of the Association a revised annual budget for the balance of such fiscal year and thereafter, monthly assessments shall be determined and paid on the basis of such revision.

ARTICLE X

Use and Maintenance of Units

Section 1. Use of the Units shall be in accordance with the Declaration. No Unit Owner nor a lessee of any Unit shall permit or suffer anything to be done or kept upon the Property which will increase the rate of insurance on the Property or on the contents thereof, or which will obstruct or interfere with the rights of other occupants or annoy them by unreasonable noises or otherwise, nor will he or she commit or permit any nuisance or commit or suffer any illegal act to be committed anywhere in or upon the Property.

Section 2. Each Unit Owner shall maintain, or cause to be maintained, his or her Unit in good condition, order, and repair at his or her own expense. All draperies, curtains or shades must be white or have a white backing or lining such that only white material is visible from the exterior of all Units. No Unit Owner shall display, hang, store or use any signs or articles whatsoever outside his or her Unit other than those that may be permitted in accordance with the Declaration or rules and regulations established by the Executive Board. No Unit Owner may paint, decorate, or otherwise alter or modify in any way the outside of any Unit, or install outside of any Unit any canopy, awning, covering, radio or television antenna, or structure or addition of any kind whatsoever without the prior written consent of the Executive Board.

Section 3. 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 established by the Board. No articles of personal property belonging to any Unit Owner shall be stored in any portion of the Common Elements without the prior written consent of the Board.

Section 4. No Unit Owner shall overload the electrical wiring or operate any machinery, appliance, accessories, or equipment in such a manner as to cause, in the judgment of the Board, any unreasonable disturbance.

Section 5. Occupancy of the Units shall be subject to and be in compliance with the Code of the Borough of Wilkesburg and all other applicable local, state, and federal laws and regulations.

Section 6. The violation of any rule or regulation adopted by the Executive Board or any provision of the Declaration shall give the Board or any duly constituted management agent acting on behalf of the Executive Board the right, in addition to any other rights:

- (a) To enter the Unit in which, or as to which, such violation or breach exists upon the giving of forty-eight (48) hours written notice, unless in case of an emergency originating in, or threatening any Unit, such written notice shall not be deemed necessary, and to summarily

abate and remove, at the expense of the defaulting Unit Owner, any structure, thing, or condition that may exist therein contrary to the intent and meaning hereof without being guilty of trespass.

(b) To enjoin, abate or remedy the appropriate legal proceedings, either at law or in equity the continuance of any such breach.

(c) The Executive Board may cause the inspection of each Unit on an annual basis to insure proper maintenance of the Units, rules and regulations are being followed and unsafe conditions do not exist in the Unit. If any unsafe conditions or lack of maintenance are found during the annual inspection, in the sole discretion of the Board, the Board shall cause notice thereof to be mailed to the Unit Owner in writing, indicating the time period within which such conditions must be cured.

(d) To levy an assessment or fine against any Unit Owner in an amount equal to damages sustained plus costs of suit and reasonable attorney's fees incurred by virtue of such Unit Owner's violation of the intent and meaning of the provisions of the Declaration, these By-laws, or any such rules and regulations promulgated hereunder. For the purposes of this subsection, a Unit Owner's violation includes violations by said Unit Owner's invitees, guests or tenants. The assessment or fine shall constitute a lien against the Unit as provided in Section 3315 of the Act. The Executive Board shall establish policies to enforce rules and collect fines and other fees due to the Association.

(e) If the Executive Board or the Beacon Hill Recreation Association has adopted and published rules and regulations governing the use of the Common Areas and facilities, and the personal conduct of any person thereon violates those rules and regulations, the Executive Board or the Beacon Hill Recreation Association may, in their sole discretion, suspend such use of the Common Areas and facilities by such person for violation of such rules and regulations for a period not to exceed sixty (60) days.

Section 7. The Executive Board shall maintain, repair and replace all of the Common Areas and those elements within the Units as required by the Declaration. In the event that such maintenance, repair or replacement was caused by the negligence or misuse of a Unit Owner or a Unit Owner's invitee, guest or tenant, such expense shall be charged to such Unit Owner. Each Unit Owner shall maintain, repair and replace, at his or her own expense, all portions of his or her Unit, except the portions thereof to be maintained, repaired and replaced by the Association. Each Unit Owner shall be responsible for damage to any other Unit or to the Common Areas caused intentionally, negligently, or by his or her failure to properly maintain, repair or make replacements to his or her Unit, or the same as caused by the Unit Owner's invitees, guests or tenants.

ARTICLE XI

Indemnification

Section 1. The Association shall reimburse or indemnify each Executive Board member, officer, and employee of the Association for or against all liabilities and expenses reasonably incurred by or imposed upon him or her in connection with or resulting from any claim, action, suit, or proceeding whatsoever, whether civil, criminal, administrative, or investigative (hereinafter called "action"), in which he or she may become involved as a party or otherwise by reason of his or her being or having been an Executive Board member, officer or employee of the Association or who is acting on behalf of any other corporation or association at the request of the Association, whether or not he or she continues to serve in

such capacity at the time such liabilities or expenses are incurred and whether or not such action or omission to act occurred before or after the adoption of these By-laws; provided that (a) in respect to any action taken by, or at the request of, or on behalf of the Association, such person was not negligent or guilty of misconduct and, (b) such person in good faith believed his or her actions to be in the best interest of the Association and (c) in any criminal action such person had no reasonable cause to believe that his or her conduct was improper or unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that such person did not act in good faith and in a manner which was reasonably believed to be in, or not opposed to, the best interest of the Association, and with respect to any criminal action or proceeding, such person had reasonable cause to believe that the conduct was unlawful.

Section 2. As used in these By-laws the term "liabilities and expenses" shall include, but not be limited to, reasonable attorneys' fees and expenses, disbursements and amounts of judgments, fines, or penalties against, and amounts paid in settlement by a director, officer, or employee of the Association.

Section 3. Where such person has been wholly successful on the merits in such action, or where indemnification of such person has been awarded by a Court, he or she shall be entitled to indemnification as of right; otherwise, including any instances where such action is terminated by settlement, the Association shall reimburse or indemnify him or her only if it shall be determined that such person has met the standards set forth in Section 1, either (a) by the Executive Board, acting by a quorum consisting of two (2) or more members of the Executive Board other than those involved in the action, or (b) if there are not a least two (2) members of the Executive Board then in office other than those involved in the action, by independent legal counsel, who shall deliver to the Association their written opinion to such effect.

Section 4. Upon the receipt of an undertaking executed by an Executive Board member, officer, or employee to repay any and all amounts for which it shall ultimately be determined that such person is not entitled to indemnification, the Association may advance expenses incurred by such person with respect to any action prior to the final disposition of such action.

Section 5. The foregoing right of reimbursement or indemnification shall not be exclusive of other rights to which any such person may otherwise be entitled and, in the event of his or her death, shall extend to his or her legal representatives.

Section 6. The Association shall purchase and maintain adequate fidelity and indemnity bonds on behalf of any person who is an Executive Board member, officer, employee, or agent of the Association, or is serving the Association or the Executive Board in any capacity at the Association or Executive Board's request, or who is serving another association, partnership, joint venture, trust, or other enterprise at the request of the Association as a board member, officer, employee or agent to protect against any liability that may be asserted against such person or incurred by such person in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him or her against such liability under the provisions of this Article.

ARTICLE XII

Insurance

Section 1. The Executive Board shall have the authority to and shall obtain insurance for the Property against loss or damage by fire and such other hazards as are covered under all risk coverage provisions, the total amount of insurance being 80% or more of the replacement cost of the Common Elements, Limited Common Elements and Units. Such policies shall include coverage for the payment of Common Expenses with respect to damaged Units during the period of construction. If agreeable to the insurer, such policies shall provide that the option of the insured to elect to restore the Property in lieu of making a cash settlement shall not be exercisable in the event the Unit Owners elect to terminate the Condominium in accordance with the provisions of the Act. The insurance coverage shall be written in the name of the Association and the proceeds thereof shall be payable to the Association or the Executive Board as the Trustee for the Unit Owners and their respective mortgagees, as their interests may appear. The proceeds will be paid in proportion to the relative fair market value of each Unit. When requested by a Unit Owner, a standard mortgagee endorsement shall be issued to the holder of the first mortgage of such owner's Unit.

Section 2. The Executive Board shall obtain comprehensive public liability insurance, and workman's compensation insurance and other liability insurance as it may deem desirable insuring each Unit Owner and the Association, the Executive Board, Manager and Managing Agent against liability in connection with the ownership and use of the Common Elements.

Section 3. The premiums for all insurance purchased, pursuant to the provisions of this Article, shall be Common Expenses to be paid by monthly assessments levied by the Association and such payments shall be held in a separate account of the Association and used solely for the payment of the insurance premiums as such premiums become due. Within ten (10) days after the payment of any such premium, notice of such payment shall be sent to the mortgagee of each unit. Such policies shall include a provision that coverage will not be terminated for nonpayment of premiums without thirty (30) days prior written notice to each unit mortgagee.

Section 4. Each Unit Owner shall be responsible for his or her own insurance on the contents of his or her Unit, his or her additions and improvements thereto, including decorating and furnishing thereof, and all personal property therein or stored elsewhere on the Property. In addition, each Unit Owner will be personally liable for damages as a Common Expense to the extent coverage is not provided by the liability insurance for all the Unit Owners obtained as part of the Common Expense as herein provided.

Section 5. Each Unit Owner hereby waives and releases any and all claims which it may have against any other Unit Owner, the Association, its Officers, members of the Executive Board, the Developer, the Manager or Managing Agent of the Property, and their respective employees and/or agents for the damage to Common Elements, Limited Common Elements, the Units or to any personal property located in the Unit, the Common Elements or Limited Common Elements caused by fire or other casualties to the extent that such damage is covered by fire or other form of casualty insurance.

ARTICLE XIII

Damage or Destruction

Section 1. In the event of damage or destruction of any portion of the Condominium, it shall be promptly repaired and restored by the Association to substantially the same condition as it existed theretofore by using the proceeds of the insurance held by the Association for such purpose. The cost of repair or replacement in excess of such insurance proceeds and reserves shall constitute a Common Expense of the Association. If eighty percent (80%) of the Unit Owners voting shall duly resolve not to proceed with repair or restoration then, in that event, even the salvage value of the Building or Buildings shall be subject to partition at the suit of any Unit Owner directly affected by such damage. In the event of a partition, the net proceeds of sale, shall be divided among all the Unit Owners or their mortgagees directly affected in proportion to the relative fair market value of the respective Units.

Section 2. In the event of damage to or destruction of any of the Common Elements, such Common Elements shall be promptly repaired and restored by the Association to substantially the same condition as existed prior to the damage or destruction by using the proceeds of insurance held by the Association for that purpose. The Unit Owners shall be liable for any deficiency in funds necessary therefore, which shall be charged and assessed as a Common Expense, in proportion to the respective undivided ownership in the Common Elements.

ARTICLE XIV

Eminent Domain

If all or any part of the Common Elements shall be taken, injured or destroyed by Eminent Domain, each Unit Owner shall be entitled to notice thereof and to participate in the proceedings incident thereto, but in any proceedings for the determination of damages, such damages shall be determined for such taking, injury or destruction as a whole and not for each Unit Owner's interest therein. After such determination, each Unit Owner shall be entitled to a share of the damages in the same proportion as his or her individual interest in the Common Elements. The Unit Owners directly affected by any such taking shall represent and negotiate for themselves with respect to the damages affecting their respective Units.

ARTICLE XV

Amendments

These By-Laws may be amended or modified at any time, or from time to time, by the action or approval of the Unit Owners owning at least fifty percent (50%) of the ownership interest in the Common Interest.

IN WITNESS WHEREOF, the undersigned has certified that the above By-Laws for Beacon Hill Gardens Condominium Association Amending and Restating the Code of Regulations has been adopted by the action or approval of the Unit Owners owning seventy (70%) percent of the interest in the Common Elements and that notice of the same has been given to any Permitted Mortgagee, and has hereunto set his/her hand as of _____, 2018, to the above.

ATTEST:

BEACON HILL GARDENS CONDOMINIUM ASSOCIATION

By: _____, Secretary

By: _____, President

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

SS:

Before me, the undersigned authority, a Notary Public in and for said Commonwealth and County personally appeared, _____, who acknowledged himself/herself to be the President of the Executive Board of Beacon Hill Gardens Condominium Association, and, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNES WHEREOF, I hereunto set my hand and official seal this _____ day of _____, 2018.

Notary Public

CERTIFICATION

The undersigned officers of Beacon Hill Gardens Condominium Association hereby certify that the foregoing has been duly adopted by the action or approval of the Unit Owners owning seventy (70%) percent of the interest in the Common Elements and that notice of the same has been given to any Permitted Mortgagee.

ATTEST: BEACON HILL GARDENS CONDOMINIUM
ASSOCIATION

By: _____
Secretary

By: _____
President

By: _____
Secretary

By: _____
Vice President

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY) SS:

Before me, the undersigned authority, a Notary Public in and for said Commonwealth and County personally appeared, _____, who acknowledged himself/herself to be the President of the Executive Board of Beacon Hill Gardens Condominium Association, and, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNES WHEREOF, I hereunto set my hand and official seal this _____ day of _____, 2018.

Notary Public

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY) SS:

Before me, the undersigned authority, a Notary Public in and for said Commonwealth and County personally appeared, _____, who acknowledged himself/herself to be the Vice President of the Executive Board of Beacon Hill Gardens Condominium Association, and, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNES WHEREOF, I hereunto set my hand and official seal this _____ day of _____, 2018.

Notary Public