



Instr: 202206020011968

Pgs: 11 F: \$32.50

Michele Mustello
Butler County Recorder PA

6/2/2022 8:54 AM
T20220009214

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF CHESTNUT GROVE III CONDOMINIUM**



I hereby CERTIFY
that this document is
recorded in the
Recorder's Office
of Butler County,
Pennsylvania

Michele M. Mustello
Michele M. Mustello - Recorder of Deeds

Mail To: Donald P. Graham, Esquire
600 Cranberry Woods Drive, Suite 175
Cranberry Township, PA 16066

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF CHESTNUT GROVE III CONDOMINIUM

This is the First Amendment to the Declaration of Condominium of Chestnut Grove III Condominium ("First Amendment"), as of the 1st day of June, 2022, pursuant to the provisions of the Uniform Condominium Act, 68 Pa. C.S.A. § 3101 et seq.

WHEREAS, E & E CHESTNUT DEVELOPERS LLC, a Pennsylvania limited liability company, ("Declarant") submitted certain property located in Franklin Township, Butler County, Pennsylvania, to the Declaration of Condominium of Chestnut Grove III Condominium ("Declaration of Condominium") dated August 24, 2020 and recorded in the Recorder of Deeds' Office of Butler County at Instrument No. 202008240017597.

WHEREAS, pursuant to Article VII of the Declaration of Condominium, the Declarant reserved the right to convert all or a portion of the convertible real estate as identified in the plats and plans for the purposes of constructing additional units; and

WHEREAS, Chestnut Grove Condominium Association and Chestnut Grove III Condominium Association entered into an Agreement of Merger dated November 17, 2020 recorded at Instrument No. 202011200027130; and

WHEREAS, the Declarant wishes to convert a portion of the convertible real estate to condominium units.

NOW, THEREFORE, Declarant hereby files this First Amended Declaration of Condominium pursuant to the powers granted in the Declaration of Condominium and as set forth in the Condominium Act:

1. The Declarant hereby converts and confirms the area surrounding Units 561, 562, 591, 592, 611, 612, 621, and 622, as shown on the revised plats and plans which are attached hereto as Exhibit "A" and incorporated herein.

2. The attached Exhibit "A" shall be considered revisions to as well as additions to the original plats and plans filed as part of the Declaration of Condominium.

3. The Declarant shall construct four (4) buildings consisting of two (2) units each on the real estate converted by this First Amendment and as contained in the Declaration of Condominium. The units are described in the original Declaration of Condominium.

4. The units shall be designated as Units 561, 562, 591, 592, 611, 612, 621, and 622, inclusive and the revised percentage interests are shown on Exhibit "B" which is attached hereto and incorporated herein.

5. The units shall have a porch which shall be a limited common element and shall also have such other limited common elements as are described in the original Declaration.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed on their behalf this 1st day of June, 2022.

Witness:

E & E CHESTNUT DEVELOPERS LLC

[Signature]

By: [Signature]
Name: Edward J. Etzel
Title: Manager

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Butler) SS:

On this 1st day of June, A.D. 2022, before me, a notary public, the undersigned officer, personally appeared EDWARD J. ETZEL known to me, or satisfactorily proven, to be the MANAGER of E & E Chestnut Developers LLC, and as such MANAGER, being authorized to do so, acknowledged that he//she executed the same for the purposes therein contained.

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

[Signature]
Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
James P. Coulter, Notary Public
Butler County
My commission expires December 5, 2023
Commission number 1031713
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

Plats and Plans recorded in the Recorder of Deeds Office in Plan Book Volume 403, Page 27,
Instrument No. 202206020011967

EXHIBIT "B"

SCHEDULE OF UNIT IDENTIFYING NUMBERS
AND PERCENTAGE RENTS

SCHEDULE OF UNIT IDENTIFYING NUMBERS AND PERCENTAGE RENTS

Unit 101	0.794%	Unit 111	0.794%	Unit 121	0.794%
Unit 102	0.794%	Unit 112	0.794%	Unit 122	0.794%
Unit 103	0.794%	Unit 113	0.794%	Unit 123	0.794%
Unit 104	0.794%	Unit 114	0.794%	Unit 124	0.794%
Unit 131	0.794%	Unit 141	0.794%	Unit 151	0.794%
Unit 132	0.794%	Unit 142	0.794%	Unit 152	0.794%
Unit 133	0.794%	Unit 143	0.794%	Unit 153	0.794%
Unit 134	0.794%	Unit 144	0.794%	Unit 154	0.794%
Unit 161	0.794%	Unit 171	0.794%	Unit 181	0.794%
Unit 162	0.794%	Unit 172	0.794%	Unit 182	0.794%
Unit 163	0.794%	Unit 173	0.794%	Unit 183	0.794%
Unit 164	0.794%	Unit 174	0.794%	Unit 184	0.794%
Unit 191	0.794%	Unit 201	0.794%	Unit 211	0.794%
Unit 192	0.794%	Unit 202	0.794%	Unit 212	0.794%
Unit 193	0.794%	Unit 203	0.794%	Unit 213	0.794%
Unit 194	0.794%	Unit 204	0.794%	Unit 214	0.794%
Unit 221	0.794%	Unit 231	0.794%	Unit 241	0.794%
Unit 222	0.794%	Unit 232	0.794%	Unit 242	0.794%
Unit 223	0.794%	Unit 233	0.794%	Unit 243	0.794%
Unit 224	0.794%	Unit 234	0.794%	Unit 244	0.794%
Unit 391	0.794%	Unit 401	0.794%	Unit 411	0.794%
Unit 392	0.794%	Unit 402	0.794%	Unit 412	0.794%
Unit 393	0.794%	Unit 403	0.794%	Unit 413	0.794%
Unit 394	0.794%	Unit 404	0.794%	Unit 414	0.794%
Unit 421	0.794%	Unit 431	0.794%	Unit 441	0.794%
Unit 422	0.794%	Unit 432	0.794%	Unit 442	0.794%
Unit 423	0.794%	Unit 433	0.794%	Unit 443	0.794%
Unit 424	0.794%	Unit 434	0.794%	Unit 444	0.794%
Unit 451	0.794%	Unit 461	0.794%	Unit 471	0.794%
Unit 452	0.794%	Unit 462	0.794%	Unit 472	0.794%
Unit 453	0.794%	Unit 463	0.794%	Unit 473	0.794%
Unit 454	0.794%	Unit 464	0.794%	Unit 474	0.794%
Unit 481	0.794%	Unit 491	0.794%	Unit 501	0.794%
Unit 482	0.794%	Unit 492	0.794%	Unit 502	0.794%
Unit 483	0.794%	Unit 493	0.794%	Unit 503	0.794%
Unit 484	0.794%	Unit 494	0.794%	Unit 504	0.794%

Unit 511 0.794%
 Unit 512 0.794%
 Unit 513 0.794%
 Unit 514 0.794%

Unit 561 0.794%
 Unit 562 0.794%

Unit 571 0.794%
 Unit 572 0.794%

Unit 581 0.794%
 Unit 582 0.794%

Unit 591 0.794%
 Unit 592 0.794%

Unit 601 0.794%
 Unit 602 0.794%

Unit 611 0.794%
 Unit 612 0.794%

Unit 621 0.794%
 Unit 622 0.794%

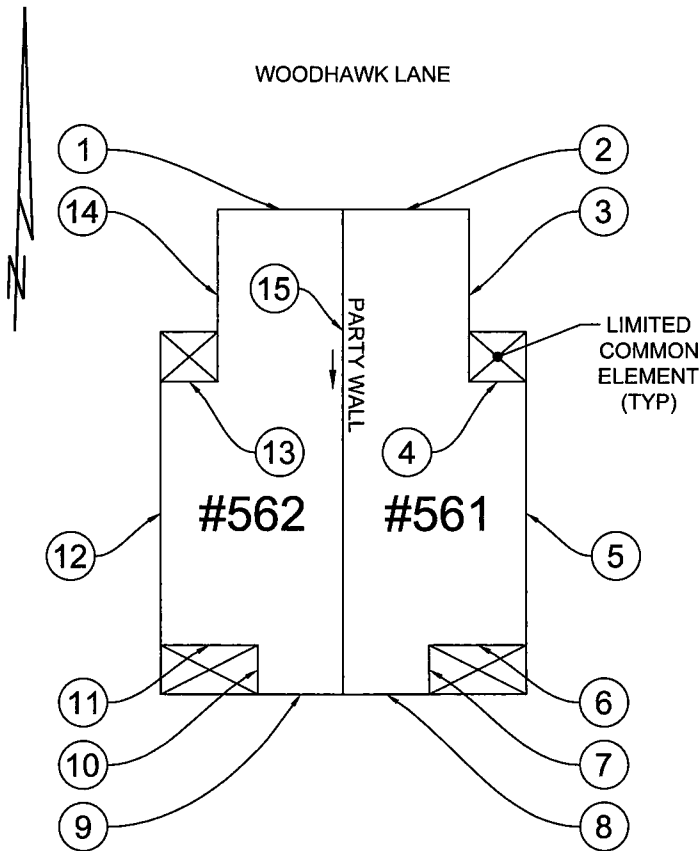
***This percentage interest or undivided interest is based on the Declaration of Condominium and any amendments. If units are created by the Declarant on the Convertible Real Estate, then this percentage interest will be adjusted downward in accordance with Article II, Section 2.1, of the Declaration.**

If all units in the Condominium are converted the Percentage Interest will be:

Unit 101	0.685%	Unit 111	0.685%	Unit 121	0.685%
Unit 102	0.685%	Unit 112	0.685%	Unit 122	0.685%
Unit 103	0.685%	Unit 113	0.685%	Unit 123	0.685%
Unit 104	0.685%	Unit 114	0.685%	Unit 124	0.685%
Unit 131	0.685%	Unit 141	0.685%	Unit 151	0.685%
Unit 132	0.685%	Unit 142	0.685%	Unit 152	0.685%
Unit 133	0.685%	Unit 143	0.685%	Unit 153	0.685%
Unit 134	0.685%	Unit 144	0.685%	Unit 154	0.685%
Unit 161	0.685%	Unit 171	0.685%	Unit 181	0.685%
Unit 162	0.685%	Unit 172	0.685%	Unit 182	0.685%
Unit 163	0.685%	Unit 173	0.685%	Unit 183	0.685%
Unit 164	0.685%	Unit 174	0.685%	Unit 184	0.685%
Unit 191	0.685%	Unit 201	0.685%	Unit 211	0.685%
Unit 192	0.685%	Unit 202	0.685%	Unit 212	0.685%

Unit 193	0.685%	Unit 203	0.685%	Unit 213	0.685%
Unit 194	0.685%	Unit 204	0.685%	Unit 214	0.685%
Unit 221	0.685%	Unit 231	0.685%	Unit 241	0.685%
Unit 222	0.685%	Unit 232	0.685%	Unit 242	0.685%
Unit 223	0.685%	Unit 233	0.685%	Unit 243	0.685%
Unit 224	0.685%	Unit 234	0.685%	Unit 244	0.685%
Unit 391	0.685%	Unit 401	0.685%	Unit 411	0.685%
Unit 392	0.685%	Unit 402	0.685%	Unit 412	0.685%
Unit 393	0.685%	Unit 403	0.685%	Unit 413	0.685%
Unit 394	0.685%	Unit 404	0.685%	Unit 414	0.685%
Unit 421	0.685%	Unit 431	0.685%	Unit 441	0.685%
Unit 422	0.685%	Unit 432	0.685%	Unit 442	0.685%
Unit 423	0.685%	Unit 433	0.685%	Unit 443	0.685%
Unit 424	0.685%	Unit 434	0.685%	Unit 444	0.685%
Unit 451	0.685%	Unit 461	0.685%	Unit 471	0.685%
Unit 452	0.685%	Unit 462	0.685%	Unit 472	0.685%
Unit 453	0.685%	Unit 463	0.685%	Unit 473	0.685%
Unit 454	0.685%	Unit 464	0.685%	Unit 474	0.685%
Unit 481	0.685%	Unit 491	0.685%	Unit 501	0.685%
Unit 482	0.685%	Unit 492	0.685%	Unit 502	0.685%
Unit 483	0.685%	Unit 493	0.685%	Unit 503	0.685%
Unit 484	0.685%	Unit 494	0.685%	Unit 504	0.685%
Unit 511	0.685%				
Unit 512	0.685%				
Unit 513	0.685%				
Unit 514	0.685%				
Unit 531	0.685%	Unit 541	0.685%	Unit 551	0.685%
Unit 532	0.685%	Unit 542	0.685%	Unit 552	0.685%
Unit 561	0.685%	Unit 571	0.685%	Unit 581	0.685%
Unit 562	0.685%	Unit 572	0.685%	Unit 582	0.685%
Unit 591	0.685%	Unit 601	0.685%	Unit 611	0.685%
Unit 592	0.685%	Unit 602	0.685%	Unit 612	0.685%
Unit 621	0.685%	Unit 631	0.685%	Unit 641	0.685%
Unit 622	0.685%	Unit 632	0.685%	Unit 642	0.685%
Unit 651	0.685%	Unit 661	0.685%	Unit 671	0.685%
Unit 652	0.685%	Unit 662	0.685%	Unit 672	0.685%
Unit 681	0.685%	Unit 691	0.685%		
Unit 682	0.685%	Unit 692	0.685%		

CONDOMINIUM BUILDING TABLE		
LINE #	DIRECTION	LENGTH
1	N 88° 16' 18" E	21.77
2	N 88° 16' 18" E	21.77
3	S 01° 43' 42" E	30.29
4	N 88° 16' 18" E	9.80
5	S 01° 43' 42" E	45.62
6	S 88° 16' 18" W	16.83
7	S 01° 43' 42" E	8.46
8	S 88° 16' 18" W	14.78
9	S 88° 16' 18" W	14.77
10	N 01° 43' 42" W	8.50
11	S 88° 16' 18" W	16.79
12	N 01° 43' 42" W	45.63
13	N 88° 16' 18" E	9.83
14	N 01° 43' 42" W	30.24
15	S 01° 42' 15" E	84.37



SITUATE:

FRANKLIN TOWNSHIP., BUTLER CO., PA
 PARCEL NO. 170-S6-A1 INST. NO.: 200401060000509
 LOT 3 PROPERTY SIZE: 20.530 ACRES

NOTES:

- SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- SEE THE E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION LOCATED IN PLAN BOOK 281, PAGES 17 OF THE BUTLER COUNTY RECORDS FOR NOTES AND EASEMENTS PERTAINING TO THIS CONDOMINIUM LOT.
- REFER TO CONDOMINIUM DECLARATION RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE FOR A DESCRIPTION OF UNIT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS THAT COMPRISE THE BUILDING SHOWN HEREON.

SURVEYORS CERTIFICATION

I, MICHAEL ALLEN OGIN, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATE IS AFFIXED, TOGETHER WITH THE PLANS FOR E & E CHESTNUT DEVELOPERS, LLC. REVISED SUBDIVISION, AS RECORDED IN PLAN BOOK VOLUME 281, PAGE 17, FULLY AND ACCURATELY DEPICT ALL EXISTING CONDITIONS REGARDING SAID CONDOMINIUM AND CONTAIN ALL INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980.

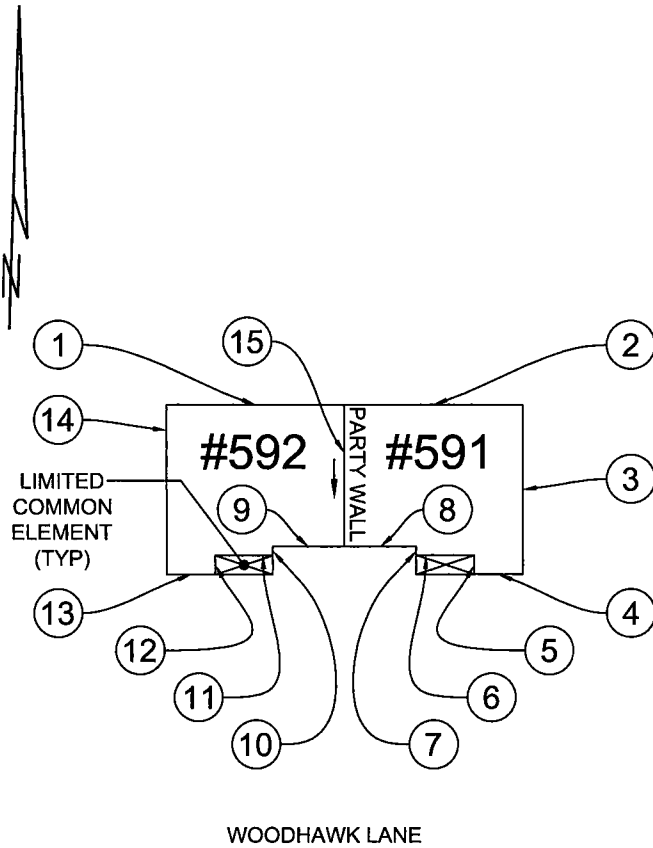
5-31-22 *[Signature]*
 DATE MICHAEL ALLEN OGIN, P.E.S. SU-075288

PM: MAO DB: LPW CB: MAO

	The Gateway Engineers, Inc.
	Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-9284

CONDOMINIUM PLAN BUILDING EXHIBIT
BUILDING #56
 SITUATE IN
 FRANKLIN TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA
 MADE FOR
E&E CHESTNUT DEVELOPERS, LLC
 198 SAXONBURG ROAD, BUTLER, PA 16002
 C-16404-0025

DATE: 2021/08/11	SCALE: N.T.S.	DWG. NO.: EXHIBIT A
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CONDOMINIUM BUILDING TABLE		
LINE #	DIRECTION	LENGTH
1	N 88° 20' 50" E	47.11
2	N 88° 20' 50" E	47.12
3	S 01° 39' 10" E	44.38
4	S 88° 20' 50" W	13.35
5	N 01° 39' 10" W	5.04
6	S 88° 20' 50" W	14.34
7	N 01° 39' 10" W	1.34
8	S 88° 20' 50" W	19.48
9	S 88° 20' 50" W	19.48
10	S 01° 39' 10" E	1.31
11	S 88° 20' 50" W	14.33
12	S 01° 39' 10" E	5.08
13	S 88° 20' 50" W	13.25
14	N 01° 39' 10" W	44.39
15	S 01° 34' 11" E	38.00

SITUATE:

FRANKLIN TOWNSHIP., BUTLER CO., PA
 PARCEL NO. 170-S6-A1 INST. NO.: 200401060000509
 LOT 3 PROPERTY SIZE: 20.530 ACRES

NOTES:


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SURVEYORS CERTIFICATION

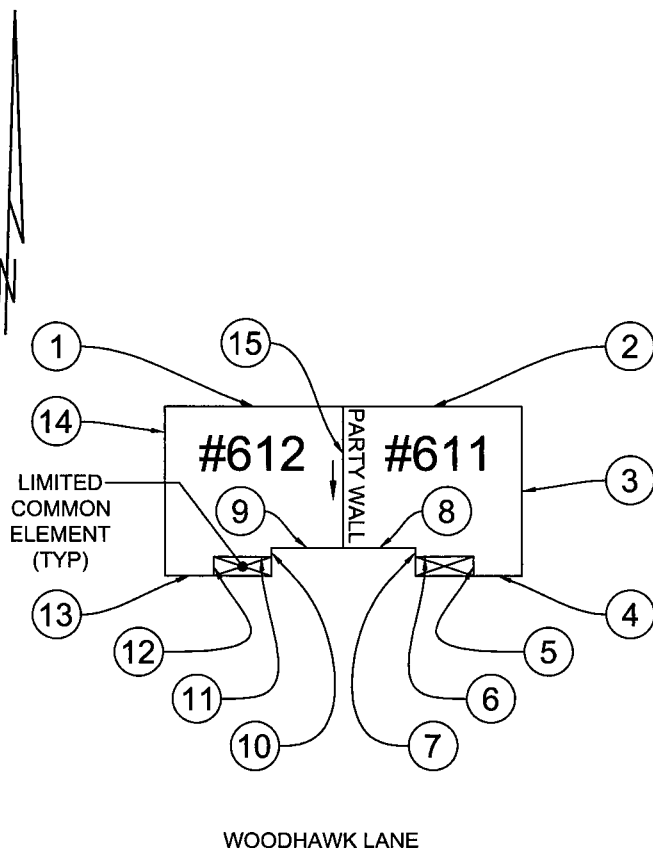
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5-31-22 
 DATE MICHAEL ALLEN OGIN, P.L.S. SU-075288

PM: MAO DB: LPW CB: MAO

 GATEWAY [®]	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-9284	
	CONDOMINIUM PLAN BUILDING EXHIBIT BUILDING #59 SITUATE IN FRANKLIN TOWNSHIP BUTLER COUNTY, PENNSYLVANIA MADE FOR E&E CHESTNUT DEVELOPERS, LLC 198 SAXONBURG ROAD, BUTLER, PA 16002 C-16404-0025	
DATE: 2021/08/11	SCALE: N.T.S.	DWG. NO.: EXHIBIT A

CONDOMINIUM BUILDING TABLE		
LINE #	DIRECTION	LENGTH
1	N 88° 17' 14" E	47.10
2	N 88° 17' 14" E	47.10
3	S 01° 42' 46" E	44.35
4	S 88° 17' 14" W	12.89
5	N 01° 42' 46" E	5.37
6	S 88° 17' 14" W	14.70
7	N 01° 42' 46" W	1.70
8	S 88° 17' 14" W	19.50
9	S 88° 17' 14" W	19.50
10	S 01° 42' 46" E	1.70
11	S 88° 17' 14" W	14.69
12	S 01° 42' 46" E	5.35
13	S 88° 17' 14" W	12.90
14	N 01° 42' 46" W	44.31
15	S 01° 39' 40" E	37.27



SITUATE:

FRANKLIN TOWNSHIP., BUTLER CO., PA
 PARCEL NO. 170-S6-A1 INST. NO.: 200401060000509
 LOT 3 PROPERTY SIZE: 20.530 ACRES

NOTES:

1. SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. SEE THE E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION LOCATED IN PLAN BOOK 281, PAGES 17 OF THE BUTLER COUNTY RECORDS FOR NOTES AND EASEMENTS PERTAINING TO THIS CONDOMINIUM LOT.
3. REFER TO CONDOMINIUM DECLARATION RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE FOR A DESCRIPTION OF UNIT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS THAT COMPRISE THE BUILDING SHOWN HEREON.

SURVEYORS CERTIFICATION

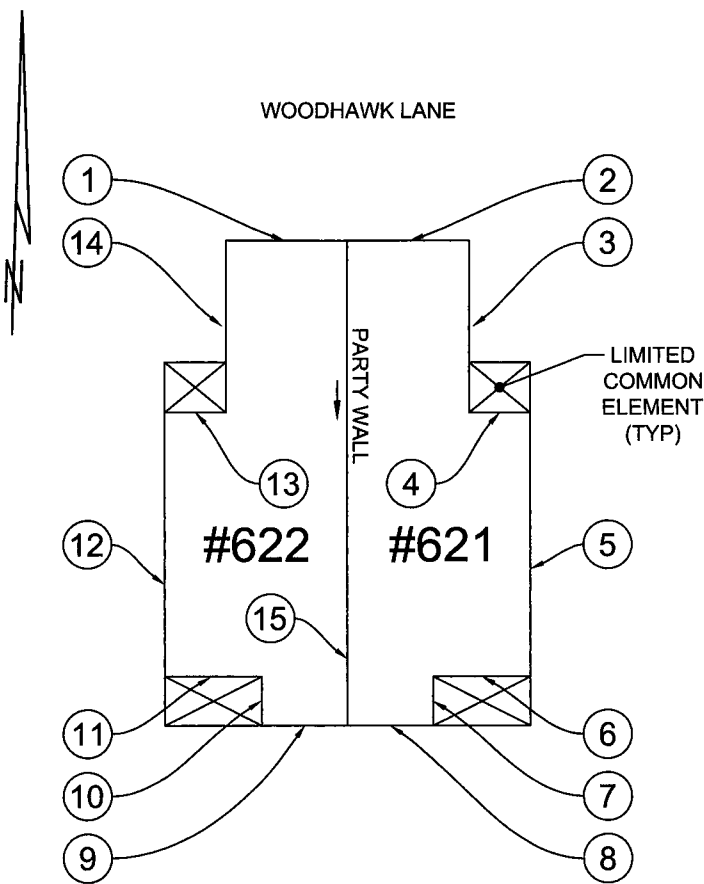
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5-31-22 *[Signature]*
 DATE MICHAEL ALLEN OGIN, P.E. SU-075288

PM: MAO DB: MFR CB: MAO

	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-9284
	CONDOMINIUM PLAN BUILDING EXHIBIT BUILDING #61 SITUATE IN FRANKLIN TOWNSHIP BUTLER COUNTY, PENNSYLVANIA MADE FOR E&E CHESTNUT DEVELOPERS, LLC 198 SAXONBURG ROAD, BUTLER, PA 16002 C-16404-0025

DATE: 2022/05/31	SCALE: N.T.S.	DWG. NO.: EXHIBIT A
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CONDOMINIUM BUILDING TABLE		
LINE #	DIRECTION	LENGTH
1	N 88° 21' 51" E	21.75
2	N 88° 21' 51" E	21.75
3	S 01° 38' 09" E	30.29
4	N 88° 21' 51" E	10.17
5	S 01° 38' 09" E	45.43
6	S 88° 21' 51" W	17.17
7	S 01° 38' 09" E	8.88
8	S 88° 21' 51" W	14.45
9	S 88° 21' 51" W	14.45
10	N 01° 38' 09" W	8.84
11	S 88° 21' 51" W	17.13
12	N 01° 38' 09" W	45.41
13	N 88° 21' 51" E	10.16
14	N 01° 38' 09" W	30.32
15	S 01° 43' 43" E	84.41

SITUATE:

FRANKLIN TOWNSHIP., BUTLER CO., PA
 PARCEL NO. 170-S6-A1 INST. NO.: 200401060000509
 LOT 3 PROPERTY SIZE: 20.530 ACRES

NOTES:


1. SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. SEE THE E & E CHESTNUT DEVELOPERS, LLC REVISED SUBDIVISION LOCATED IN PLAN BOOK 281, PAGES 17 OF THE BUTLER COUNTY RECORDS FOR NOTES AND EASEMENTS PERTAINING TO THIS CONDOMINIUM LOT.
3. REFER TO CONDOMINIUM DECLARATION RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE FOR A DESCRIPTION OF UNIT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS THAT COMPRISE THE BUILDING SHOWN HEREON.

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5-31-22 
 DATE MICHAEL ALLEN OGIN, P.L.S. SU-075288

PM: MAO DB: MFR CB: MAO

 GATEWAY [®]	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-9284	
	CONDOMINIUM PLAN BUILDING EXHIBIT BUILDING #62 SITUATE IN FRANKLIN TOWNSHIP BUTLER COUNTY, PENNSYLVANIA MADE FOR E&E CHESTNUT DEVELOPERS, LLC 198 SAXONBURG ROAD, BUTLER, PA 16002 C-16404-0025	
DATE: 2022/05/31	SCALE: N.T.S.	DWG. NO.: EXHIBIT A