

Mail To:  
Sebring & Associates  
339 Old Haymaker Road  
Suite 1101, Parkway Building  
Monroeville, PA 15146  
(412) 856-3500

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF CHAPEL HILL, A PLANNED COMMUNITY**

**MARSHALL TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA**

This Amendment made this 24<sup>th</sup> day of November 2014, by **Chapel H Estates, LLC**, a Pennsylvania limited liability company, currently maintaining its principal place of business address at 510 Langdon Farms, Gibsonia, PA 15044 ("Declarant").

**WITNESSETH:**

WHEREAS, Declarant is the owner of real property as shown on the Chapel Hill Estates Plan No. 1, of record in the Allegheny County Department of Real Estate in Plan Book Volume 274, Page 92 (the "Plan"); and,

WHEREAS, pursuant to Declaration of Covenants, Conditions and Restrictions, dated August 15, 2012, and recorded at Deed Book Volume 14982, Page 69 (the "Declaration"), the predecessor to Declarant created a Planned Community situate in Marshall Township, Allegheny County, Pennsylvania, known as "Chapel Hill Estates" ("Planned Community") pursuant to the Uniform Planned Community Act, 68 Pa.C.S.A. §§ 5101, et seq. (the "Act"); and

WHEREAS, Effective January 10, 2014, Declarant entered into an Assignment and Assumption of Special Declarants Rights, recorded at Deed Book Volume 15486, Page 280, wherein Declarant assumed, among other things, the rights of the Declarant at Section 3.0 of the Declaration; and

WHEREAS, pursuant to Section 3.1 of the Declaration, and for the purpose of further insuring the development of the Planned Community as an area of high standards, Declarant desires to exercise its power to control the Buildings, structures and other improvements placed on each Lot, as well as to make such exceptions to the covenants, conditions, reservations and restrictions as the Declarant shall deem necessary and proper; and

WHEREAS, pursuant to Section 3.1 of the Declaration Declarant desires to revise Section 3.2.5 of the Declaration.

**NOW, THEREFORE**, pursuant to the provisions of the Declaration and of the Act, Declarant hereby declares that the Declaration is hereby amended as follows:

1. Section 3.2.5 shall be replaced in its entirety and shall now read as follows:

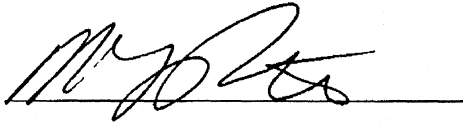
3.2.5 Facings. The exterior facings of all exposed walls on any Building shall be of brick, stone, stucco, cement board siding or cedar siding. Except as specified herein, no other building facing material may be used without the prior written approval of the Declarant as to both material and color.

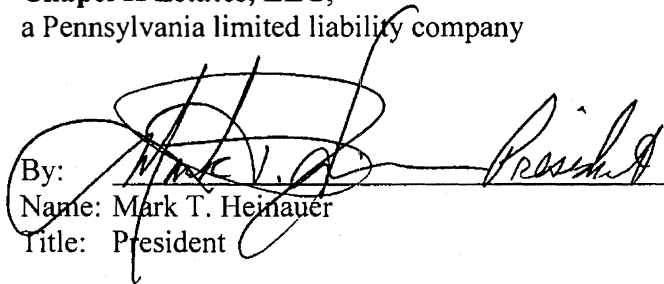
2. Except as specifically amended hereby, the Declaration, remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the undersigned Declarant has executed this First Amendment to Declaration as of this 24<sup>th</sup> day of November, 2014.

WITNESS:

**Chapel H Estates, LLC,**  
a Pennsylvania limited liability company



By:  President  
Name: Mark T. Heinauer  
Title: President

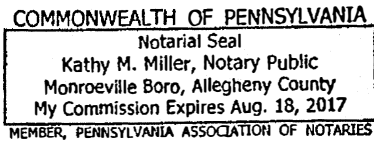
**ACKNOWLEDGEMENT**

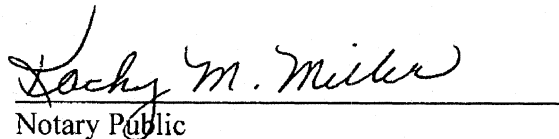
COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

On this 24<sup>th</sup> day of November 2014, before me, a Notary Public, the undersigned officer, personally appeared **Mark T. Heinauer**, who acknowledged himself to be the **President of Chapel H Estates, LLC**, a Pennsylvania limited liability company, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing himself as such officer.

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

My Commission Expires:



  
Notary Public



60 2014 00033513

Allegheny County  
Jerry Tyskiewicz  
Department of Real Estate  
Pittsburgh, PA 15219

Instrument Number: 2014-33513

BK-DE VL-15808 PG-377

Recorded On: November 24, 2014 As-Deed Agreement

Parties: CHAPEL H ESTATES L L C

To CHAPEL H ESTATES L L C

# of Pages: 3

Comment: AMEND DECL

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

Deed Agreement 162.00  
0  
0  
Total: 162.00

Realty Transfer Stamp

Department of Real Estate Stamp

<p>Affidavit Attached-No NOT A DEED OF TRANSFER</p> <p style="text-align: right;">EXEMPT</p> <p style="text-align: right;">Value 0.00</p>	<p>Certified On/By-&gt; 11-24-2014 / B K</p> <p>NOT A DEED OF TRANSFER</p>
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I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

File Information:

Record and Return To:

Document Number: 2014-33513  
Receipt Number: 2768149  
Recorded Date/Time: November 24, 2014 01:39:06P  
Book-Vol/Pg: BK-DE VL-15808 PG-377  
User / Station: J Clark - Cash Station 25

SEBRING & ASSOCIATES  
339 OLD HAYMAKER RD  
PARKWAY BLDG STE 1101  
MONROEVILLE PA 15146



*Jerry Tyskiewicz*  
Jerry Tyskiewicz, Acting Manager  
Rich Fitzgerald, County Executive

POS 61