

Instr: 202102090003821 Pgs: 4 F: \$22.50

Michele Mustello Butler County Recorder PA T20210002822

Return to: Leslie Farms, LP c/o Gigliotti Holdings, LP 11279 Perry Highway, Suite 509 Wexford, PA 15090

AMENDMENT TO MASTER DECLARATION OF PLANNED COMMUNITY for LESLIE FARMS II - A PLANNED COMMUNITY

This Amendment to Master Declaration of Planned Community is made this 6th day of February, 2021, by LESLIE FARMS, L.P., hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, pursuant to a Master Declaration of Planned Community recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, at Instrument No. 202012020028281 (the "Master Declaration"), Leslie Farms, L.P. ("Declarant") created a Master Planned Community known as "Leslie Farms II - A Planned Community" (the "Master Planned Community"); and

WHEREAS, a typographical error was made in Exhibit "B" to the Master Declaration by identifying certain of the committed property as Lots 233-232 rather than 230-232; and

WHEREAS, there is no Lot 233 in the Planned Community, and Exhibit "A" to the Master Declaration correctly refers to the Lots in question as 230-232;; and

WHEREAS, pursuant to Article XIII of the Master Declaration and Section 5219(f) of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. §5219(f), Declarant has the right to amend the Master Declaration prior to the transfer of Declarant control to, inter alia, make technical corrections and other necessary amendments; and

WHEREAS, Declarant desires to make the following amendment and technical correction to the Master Declaration.

NOW THEREFORE, intending to be legally bound hereby, Declarant hereby amends the Master Declaration as set forth below:

- 1. All capitalized terms used herein which are not defined herein shall have the meanings specified in Article I of the Master Declaration.
- 2. Exhibit "B" to the Master Declaration is hereby amended and corrected to read and provide as follows:

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EXHIBIT B

ALL THOSE CERTAIN pieces, parcels, or lots of land situate in Connoquenessing Borough and Forward Township, Butler County, Pennsylvania being known and designated as Lots 201-207, Lots 209-212, Lots 214-228, Lots 230-232, Parcel 2, Parcel 3, Leslie Farms Drive, Shelton Place Drive, Hawthorne Drive and Cameron Square Drive in the Leslie Farms PRD Phase 2 Plan of Lots as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 375, Pages 3 to 7.

ALL THOSE CERTAIN pieces, parcels, or lots of land situate in Connoquenessing Borough and Forward Township, Butler County, Pennsylvania being known and designated as Lot 208, Lot 213, Lot 229, and Cameron Square Drive in the Leslie Farms PRD Phase 2 Revision No. 1 Plan of Lots as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 375, pages 8 to 9.

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

THIS AMENDMENT TO MASTER DECLARATION is being executed by Dominic Gigliotti, as managing member of Manor Development Group, LLC, general partner of Leslie Farms, LP, Declarant.

IN WITNESS WHEREOF the Declarant has executed this Amendment the day and year first above written.

ATTEST/WITNESS:

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LESLIE FARMS, L.P., a Pennsylvania limited partnership

BY: Manor Development Group, LLC, a Pennsylvania limited liability company General partner of Leslie Farms, LP

BY:

Name: Dominic Gigliotti
Title: Managing Member

COMMONWEALTH OF PENNSYLVANIA)	
)	SS:
COUNTY OF ALLEGHENY)	

AND NOW, to-wit, this 5th day of February, 2021, before me, the undersigned officer, a notary public, personally appeared Dominic Gigliotti, an individual, who, being duly sworn according to law, deposes and says that he is the managing member of Manor Development Group, LLC, a Pennsylvania limited liability company, the general partner of Leslie Farms, LP, a Pennsylvania limited partnership, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as such officer of such limited liability company, as general partner of Leslie Farms, L.P.

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

My Commission Expires: 8-07-2024

Commonwealth of Pennsylvania - Notary Seal Sabrina Acierno, Notary Public **Allegheny County** My commission expires August 7, 2024

Commission number 1375448

Member, Pennsylvania Association of Noterles

CERTIFICATE OF RESIDENCE

I, DOMINIC GIGLIOTH	, the Undersigned, do hereby certify
that the precise residence of Declarant is	
11279 PERRY HIGHWAY SUITE 509, WEXFOURD PA 15090	*
Witness my hand this _5th day of FOBRUNEY	, 2021.
	I hereby CERTIFY that this document is
	recorded in the Recorder's Office of Butler County.
	Pennsylvania
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	Michele M. Mustello - Recorder of Deeds