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Michele Mustello

Butler County Recorder PA

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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 5<sup>th</sup> 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:

**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:

**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



CERTIFICATE OF RESIDENCE

I, Dominic Gigliotti, the Undersigned, do hereby certify that the precise residence of Declarant is 11279 Perry Highway, Suite 509, Wexford PA 15090.

Witness my hand this 5<sup>th</sup> day of February, 2021.



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