



AMENDMENT TO THE FIRST AMENDMENT AND RESTATEMENT OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LINDEN VUE HOMEOWNERS ASSOCIATION, INC.

WHEREAS, Linden Vue Homeowners Association, Inc., is a planned community located in North Strabane Township, Washington County, Pennsylvania, and was declared pursuant to the Uniform Planned Community Act of Pennsylvania, 68 Pa. C.S.A. §5101, *et. seq.*; and

WHEREAS, the First Amendment and Restatement of the Declaration of Covenants, Conditions and Restrictions for Linden Vue Homeowners Association, Inc., were recorded with the Washington County Recorder of Deeds office on January 23, 2003, at Instrument No. 200302894; and

WHEREAS, the Association documents permit the Declarant to record certain Amendments, including Clarification Amendments; and

WHEREAS, the Declarant of the Association is JND Properties, LLC; and

WHEREAS, the Declarant and the Executive Board of Directors of Linden Vue Homeowners Association, Inc. both agree that a Clarification Amendment is necessary concerning the issue of fences at the Association; and

WHEREAS, the Declarant, JND Properties, LLC, has agreed to the recording of this Amendment. The Association Documents, as previously recorded, establish the authority of the Declarant to record this Amendment. This authority is found at Article IX, Section 3 of the Association Documents that were recorded with the Recorder of Deeds of Washington County.

THIS AMENDMENT is limited to the following specific provision of the documents:

DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania
INSTRUMENT NUMBER
200908387
RECORDED ON
APR 06 2009
2:42:02 PM
Total Pages: 7
RECORDING FEES \$277.50
TOTAL PAID \$277.50
LHW: 393987 USER: TW

Section 1. Article VII, Section (s) of the previously recorded document is hereby amended as follows:

“(s) The Board of Directors of the Linden Vue Homeowners Association shall have complete discretion to approve all fences that are installed within the Association. Each homeowner is required to contact the Board in writing and obtain approval before taking any steps to install a fence, of any type, on the homeowner’s lot. The fences that shall be permitted include invisible fencing which is defined as an electronic fence for animal control and white above ground vinyl fences. Approval of white vinyl fences and specific brands shall be at the discretion of the board and made on a case-by-case basis. Invisible fencing is of the nature that it is entirely buried and no evidence of this fencing may be apparent above ground. The only above ground fences that shall be approved are white vinyl fences. The Board has previously recognized the “Country Garden” by Summit Vinyl Industries and “Bel-Air” by Certainteed fences as approved fences in the past. If these brands are not available, the board has discretion to approve other brands. Future approvals shall be on a case-by-case basis. The homeowner shall submit a written request for approval before taking any steps to install a fence. This request should identify the exact brand of fence that is proposed and be accompanied by product literature which provides the brand name with illustrations and information concerning the exact fence that is proposed. In addition, the homeowners shall be required to submit additional documentation as the Board deems appropriate. Approval of the Board must be obtained prior to the homeowner taking any action to install any fence or begin any work related to the fence. The Board of Directors of the Linden Vue Homeowners Association shall have complete discretion to approve or deny requests to install fences within the community and the decision of the Board is final. These requirements exist to insure uniformity in the community. In cases where a swimming pool is to be installed the homeowner must first obtain approval for the fence before any pool construction is commenced. Installation of a swimming pool also requires Board approval and no work shall occur to install a pool until Board approval is first obtained.”

Section 2. In all other respects, the First Amendment and Restatement of the Declaration of Covenants, Conditions and Restrictions for the Linden Vue Homeowners Association, Inc. are hereby confirmed and shall remain in full force and effect.

<u>Parcel I.D.</u>	<u>Lot No.</u>	<u>Address</u>		
520-002-05-00-0022-00	222	103 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0009-00	209	104 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0021-00	221	105 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0020-00	220	107 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0010-00	210	108 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0019-00	219	109 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0011-00	211	110 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0018-00	218	111 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0012-00	212	112 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0017-00	217	113 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0013-00	213	114 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0016-00	216	115 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0014-00	214	116 High Point Drive, Canonsburg, PA 15317		
520-002-05-00-0015-00	215	117 High Point Drive, Canonsburg, PA 15317		
520-002-11-00-0021-00	421	202 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0039-00	439	203 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0022-00	422	204 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0038-00	438	205 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0023-00	423	206 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0037-00	437	207 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0024-00	424	208 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0036-00	436	209 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0025-00	425	210 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0035-00	435	211 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0026-00	426	212 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0034-00	434	213 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0027-00	427	214 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0033-00	433	215 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0028-00	428	216 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0032-00	432	217 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0029-00	429	218 Pineview Drive, Canonsburg, PA 15317		
520-002-11-00-0030-00	430	220 Pineview Drive, Canonsburg, PA 15317		
520-002-08-00-0022-00	322	101 Suncrest Court, Canonsburg, PA 15317		
520-002-11-00-0020-00	420	103 Suncrest Court, Canonsburg, PA 15317		
520-002-08-00-0023-00	323	104 Suncrest Court, Canonsburg, PA 15317		
520-002-11-00-0019-00	419	105 Suncrest Court, Canonsburg, PA 15317		
520-002-11-00-0001-00	401	106 Suncrest Court, Canonsburg, PA 15317		
520-002-11-00-0018-00	418	107 Suncrest Court, Canonsburg, PA 15317		
520-002-11-00-0002-00	402	108 Suncrest Court, Canonsburg, PA 15317		
520-002-11-00-0017-00	417	109 Suncrest Court, Canonsburg, PA 15317		
520-002-07-00-0001-01	1-RA	1102 Linden Vue Drive, Canonsburg, PA 15317		

520-002-07-00-0001-02	1-RB	1104 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0001-03	1-RC	1106 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0002-01	2RA	1108 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0003-04	3R-D	1109 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0003-00	403	110 Suncrest Court, Canonsburg, PA 15317
520-002-07-00-0002-02	2RB	1110 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0003-03	3-RC	1111 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0002-03	2RC	1112 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0003-02	3-RB	1113 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0002-04	2 RD	1114 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0003-01	3-RA	1115 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0004-04	4 RD	1117 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0004-03	4 RC	1119 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0016-00	416	111 Suncrest Court, Canonsburg, PA 15317
520-002-07-00-0004-02	4 RB	1121 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0004-01	4 RA	1123 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0005-04	5R-D	1125 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0005-03	5R-C	1127 Linden Vue Drive, Canonsburg, PA 15317
520-002-07-00-0005-02	5R-B	1129 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0004-00	404	112 Suncrest Court, Canonsburg, PA 15317
520-002-07-00-0005-01	5R-A	1131 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0015-00	415	113 Suncrest Court, Canonsburg, PA 15317
520-002-08-00-0039-05	3A-E	1141 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0039-04	3A-D	1143 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0039-03	3A-C	1145 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0039-02	3A-B	1147 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0039-01	3A-A	1149 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0005-00	405	114 Suncrest Court, Canonsburg, PA 15317
520-002-08-00-0020-03	3H-C	1155 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0020-02	3H-B	1157 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0020-01	3H-A	1159 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0014-00	414	115 Suncrest Court, Canonsburg, PA 15317
520-002-11-00-0006-00	406	116 Suncrest Court, Canonsburg, PA 15317
520-002-11-00-0013-00	413	117 Suncrest Court, Canonsburg, PA 15317
520-002-11-00-0007-00	407	118 Suncrest Court, Canonsburg, PA 15317
520-002-08-00-0041-00	3B-A	1196 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0041-01	3B-B	1198 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0021-03	3J-C	1199 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0012-00	412	119 Suncrest Court, Canonsburg, PA 15317
520-002-08-00-0019-00	319	1200 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0021-02	3J-B	1201 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0018-00	318	1202 Linden Vue Drive, Canonsburg, PA 15317

520-002-05-00-0004-00	204	1248 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0035-00	235	1249 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0005-00	205	1250 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0034-00	234	1251 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0006-00	206	1252 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0033-00	233	1253 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0007-00	207	1254 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0032-00	232	1255 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0008-00	208	1256 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0031-00	231	1257 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0030-00	230	1259 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0023-00	223	1260 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0029-00	229	1261 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0024-00	224	1262 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0028-00	228	1263 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0025-00	225	1264 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0027-00	227	1265 Linden Vue Drive, Canonsburg, PA 15317	
520-002-05-00-0026-00	226	1267 Linden Vue Drive, Canonsburg, PA 15317	
520-002-08-00-0038-01	3E-A	2001 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0036-06	3C-F	2002 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0038-02	3E-B	2003 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0036-05	3C-E	2004 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0038-03	3E-C	2005 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0036-04	3C-D	2006 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0038-04	3E-D	2007 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0036-03	3C-C	2008 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0036-02	3C-B	2010 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0037-01	3F-A	2011 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0036-01	3C-A	2012 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0037-02	3F-B	2013 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0037-03	3F-C	2015 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0035-06	3D-F	2016 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0037-04	3F-D	2017 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0035-05	3D-E	2018 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0035-04	3D-D	2020 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0043-01	3G-A	2021 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0035-03	3D-C	2022 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0043-02	3G-B	2023 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0035-02	3D-B	2024 Overlook Court, Canonsburg, PA 15317	
520-002-08-00-0035-01	3D-A	2026 Overlook Court, Canonsburg, PA 15317	
520-002-03-00-0023-00		Open Space 2.789 AC Storm Retention Area	

520-002-08-00-0021-01	3J-A	1203 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0017-00	317	1204 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0016-00	316	1206 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0015-00	315	1208 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0008-00	408	120 Suncrest Court, Canonsburg, PA 15317
520-002-08-00-0014-00	314	1210 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0013-00	313	1212 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0012-00	312	1214 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0011-00	311	1216 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0024-00	324	1217 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0010-00	310	1218 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0025-00	325	1219 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0011-00	411	121 Suncrest Court, Canonsburg, PA 15317
520-002-08-00-0009-00	309	1220 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0026-00	326	1221 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0008-00	308	1222 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0027-00	327	1223 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0007-00	307	1224 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0028-00	328	1225 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0006-00	306	1226 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0029-00	329	1227 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0005-00	305	1228 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0030-00	330	1229 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0009-00	409	122 Suncrest Court, Canonsburg, PA 15317
520-002-08-00-0004-00	304	1230 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0031-00	331	1231 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0003-00	303	1232 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0032-00	332	1233 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0002-00	302	1234 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0033-00	333	1235 Linden Vue Drive, Canonsburg, PA 15317
520-002-08-00-0001-00	301	1236 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0041-00	241-R2	1237 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0042-00	242-R2	1238 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0040-00	240-R2	1239 Linden Vue Drive, Canonsburg, PA 15317
520-002-11-00-0010-00	410	123 Suncrest Court, Canonsburg, PA 15317
520-002-05-00-0039-00	239-R2	1241 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0001-00	201-R2	1242 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0038-00	238-R2	1243 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0002-00	202-R2	1244 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0037-00	237-R2	1245 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0003-00	203	1246 Linden Vue Drive, Canonsburg, PA 15317
520-002-05-00-0036-00	236	1247 Linden Vue Drive, Canonsburg, PA 15317