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FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WALNUT RIDGE, A PLANNED COMMUNITY.

THIS AMENDMENT to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WALNUT RIDGE, A PLANNED COMMUNITY (hereinafter the "Declaration") is to be effective upon the date of its recording by THE WALNUT RIDGE HOMEOWNERS' ASSOCIATION (hereinafter the "Association").

WITNESSETH

WHEREAS, pursuant to the Declaration of Walnut Ridge, A Planned Community recorded in the Recorder of Deeds Office in and for Butler County, Pennsylvania, at Instrument No. 201810260021816 pursuant to the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. §§ 5101, et seq. (the "Act"), the Association is a homeowner's association located in Jackson Township, County of Butler, Commonwealth of Pennsylvania; and

WHEREAS, pursuant to Article V Section 5.4 of the Declaration, the Association reserves the right to amend the Declaration by affirmative vote of two-thirds (67%) of all Owners entitled to vote; and

WHEREAS, the approval required in the Declaration has been obtained; and

NOW THEREFORE, intending to be legally bound hereby, the Declaration of the Association is hereby amended as follows:

1. Section Article VIII Section 8.1(f) - Garbage and Refuse Disposal

REMOVE: "(f)...Garbage containers must be kept out of public view except on collection days."

ADD: "(f)...Garbage containers may not be stored in the front of the home except on collection days. Outside of collection days, the containers are to be stored either in the garage or on the side of the home."

2. Section Article VIII Section 8.1(i) – Temporary Structures

REMOVE: "(i)..shed,".

3. Section Article VIII Section 8.1(n) – Storage and Parking of Vehicles

ADD: "(n)...Overnight street parking is only allowed in limited circumstances for limited periods of time if given consent by the Board of Directors of the Association."

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



Instr: 202404150005100


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Michele Mustello
Butler County Recorder PA

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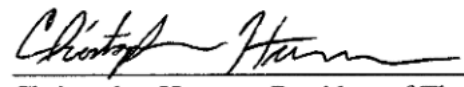
CERTIFICATION

We, the President and Secretary of The Walnut Ridge Homeowners' Association, certify that the foregoing First Amendment to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WALNUT RIDGE, A PLANNED COMMUNITY was approved by an instrument signed by at least sixty-seven (67%) percent of all Unit Owners.

WITNESS the due execution hereof on this 13th day of April 2024.



Timothy Waibel, Secretary of The Walnut Ridge Homeowners' Association




Christopher Harmon, President of The Walnut Ridge Homeowners' Association

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER

AND NOW, to-wit, this 13th day of APRIL, 2024, before me, the undersigned officer, a notary public, personally appeared Timothy Waibel, Secretary of The Walnut Ridge Homeowners' Association and Christopher Harmon, President of The Walnut Ridge Homeowners' Association. Two individuals, who being duly sworn according to law, deposes and says that they are elected to the Board of Directors of The Walnut Ridge Homeowners' Association Ridge for Walnut Ridge, A Planned Community recorded in the Recorder of Deeds Office in and for Butler County, and are authorized to execute the foregoing amendment.

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

My Commission Expires: 9/2/26



Notary Public

Commonwealth of Pennsylvania - Notary Seal
Linda J. Labas, Notary Public
Butler County
My commission expires September 2, 2026
Commission number 1091033
Member, Pennsylvania Association of Notaries



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


Michele M. Mustello - Recorder of Deeds