



Instr: 202107010018775

Fgs: 3 F: \$20.50

Michele Mustello

Butler County Recorder PA

7/1/2021 12:14 PM

T20210013665

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



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

**SECOND AMENDMENT TO DECLARATION OF  
PLANNED COMMUNITY FOR  
HICKORY GLEN**

**ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA**

This Amendment made this 29<sup>th</sup> day of June, 2021, by **HICKORY GLEN PARTNERS, LP**, a Pennsylvania limited partnership, currently maintaining its principal place of business address at P.O. Box 449, Mars, Butler County, Pennsylvania, 16046 (the "Declarant").

**WITNESSETH:**

**WHEREAS**, pursuant to the **DECLARATION OF PLANNED COMMUNITY FOR HICKORY GLEN**, dated January 27, 2020, and recorded in the Recorder's Office of Butler County, Pennsylvania, at Instrument Number 202001280001876, as amended by the 1st Amendment thereto, dated August 17, 2020, and recorded at Instrument Number 202008190017194 ("Declaration"), the Declarant submitted to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S.A. §§ 5101, et seq. (the "Act") certain property located in the Township of Adams, County of Butler, Commonwealth of Pennsylvania and created a planned community known as "**HICKORY GLEN**" (the "Planned Community"); and

**WHEREAS**, pursuant to Article XI of the Declaration, Declarant reserved an option to convert all or any portion of the Additional Real Estate into Lots within the Planned Community; and

**WHEREAS**, Declarant now desires to convert into Lots those portions of the Additional Real Estate which are shown in the **Hickory Glen – PRD – Corrective Revised Plan**, as recorded in **Plan Book Volume 381, Pages 1-5**, in the Office of the Recorder of Deeds of Butler County, Pennsylvania (the "Plan") as **Lot Nos. 119-140**, which Lots are referred to herein as the "Added Real Estate"; and

**WHEREAS**, all capitalized terms used herein which are not defined herein shall have the meanings specified in 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. Such Added Real Estate consists of **Lot Nos. 119-140**, for a total of twenty-two (22) additional Lots.

2. With the recording of this Amendment, there are a total of forty (40) Lots created in the Planned Community.

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

4. In the event of any conflict between the provisions of the Declaration and the provisions of this Amendment, the provisions of this Amendment shall control.

[Signature attached]

IN WITNESS WHEREOF, the undersigned has executed this Amendment to Declaration the day and year first above written.

WITNESS/ATTEST:

HICKORY GLEN PARTNERS, LP, a Pennsylvania limited partnership

By: Hickory Glen GP, LLC, its general partner

*[Handwritten signature]*

By: *[Handwritten signature]*  
Name: Chad Weaver  
Title: Vice President

ACKNOWLEDGMENT

Commonwealth of Pennsylvania )  
County of Butler ) SS:

On this the 29th day of June, 2021, before me a Notary Public, personally appeared **Chad Weaver**, who acknowledged himself to be the Vice President of **Hickory Glen GP, LLC**, a Pennsylvania limited liability company, the general partner of **Hickory Glen Partners, LP**, a Pennsylvania limited partnership and that he as such Vice President, and duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

*[Handwritten signature]*  
Notary Public

My commission expires: 10-1-2022

Commonwealth of Pennsylvania - Notary Seal  
Jennifer L. Mion, Notary Public  
Butler County  
My commission expires October 1, 2022  
Commission number 1341482  
Member, Pennsylvania Association of Notaries