AMENDMENT TO THE DECLARATION OF HIGHWOOD CONDOMINIUM ASSOCIATION

WHEREAS, the Highwood Condominium Association is located in the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania.

WHEREAS, the Highwood Condominium Association was created when the Declarant, Motheral, Inc., recorded a Declaration at the Allegheny County Department of Real Estate (formerly known as the Allegheny County Recorder of Deeds Office) at Deed Book Volume 6990, Page 557; and

WHEREAS, pursuant to the terms of the Uniform Condominium Act of Pennsylvania and the Declaration and By-Laws of the Highwood Condominium Association the affairs of the Association are managed by an Executive Board; and

WHEREAS, Article V, Section 5.1 of the Declaration provides, in relevant part, that the Declaration may be amended only in accordance with the procedures specified in Section 3219 of the Act; and

WHEREAS, the approval required to amend the Declaration was obtained; and NOW, THEREFORE, the Declaration of Highwood Condominium Association is hereby amended as follows:

Section 1: Article VI, Section 6.1(h) of the Declaration is hereby deleted and replaced with the following:

Each Highwood resident is entitled to house up to two (2) domestic house cats (including visiting cats). This provision is subject to the Rules and Regulations for the keeping of the pets as may be amended from time to time. No Highwood resident, however, is permitted to have any other type of pet. This includes, but is not limited to, dogs, reptiles and birds.

Section 2: To the extent of any inconsistency by and between the terms of this Amendment and the Declaration, Bylaws, the Rules and Regulations of Highwood

Condominium Association and/or any previous Amendment, the provisions of this Amendment shall prevail. All remaining provisions of the Declaration, Bylaws, Rules and Regulations and all other Amendments of Highwood Condominium Association shall remain in full force and effective except to the extent they are inconsistent with this Amendment.

ADOPTED this 12th day of Kugust

, 2022.

HIGHWOOD CONDOMINIUM ASSOCIATION

PRESIDENT

SECRETARY

AUG 2 2 2022

CERTIFICATE

| We, <u>CaTherine Davidson</u> , the President of Highwood Condominium Association, and <u>E. Lee Fogarty</u> , the Secretary of Highwood Condominium Association, certify that the foregoing Amendment has been consented to by the unit owners of units to which at least sixty-seven percent of the votes in the association are allocated. Dated this <u>12h</u> day of <u>August</u> , 2022. President Clee Fogarty Secretary |
|--|
| ACKNOWLEDGEMENT |
| Commonwealth of Pennsylvania) SS: County of Allegheny) |
| ON THIS 12 day of August, 2022, before me, the undersigned officer, personally appeared <u>Catherine Davidson</u> and <u>E. Lee Fogusty</u> , both known to me (or satisfactorily proven) who acknowledged that they executed this instrument for the purposes stated therein. |
| WITNESS my hand and notarial seal. |
| Notary Public Elaine Mybshi |
| MAIL TO: Fred. C. Jug, Jr., Esquire 310 Grant Street 1109 Grant Building Pittsburgh, PA 15219 Commonwealth Of Pennsylvania - Notary Seal Elaine Rybski, Notary Public Allegheny County My Commission Expires May 11, 2026 Commission Number 1332803 |



Allegheny County Jessica Garofolo Department of Real Estate Pittsburgh, PA 15219

Instrument Number: 2022-28546

BK-DE VL-19041 PG-595

Recorded On: September 02, 2022

As-Deed Agreement

Parties: HIGHWOOD CONDO

То

HIGHWOOD CONDO

of Pages: 4

Comment: AMEND DECLARATION

****** THIS IS NOT A BILL

Deed Agreement

181.75

0

Total:

181.75

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No

NOT A DEED OF TRANSFER

EXEMPT

Value

0.00

Certified On/By-> 09-02-2022 / Angela Gans

CONDO DECLARATION

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

File Information:

Record and Return To:

Document Number: 2022-28546

Receipt Number: 4163449

Recorded Date/Time: September 02, 2022 04:26:53P

Book-Vol/Pg: BK-DE VL-19041 PG-595

User / Station: A Matthews - ADMIN 03

FRED C JUG JR

310 GRANT ST 1109 GRANT BLVD

PITTSBURGH PA 15219



Jessica Garofolo,/Director

Rich Fitzgerald, County Executive