

**AMENDMENT TO THE SHARED EASEMENT
AND MAINTENANCE AGREEMENT**



THIS AMENDMENT TO THE SHARED EASEMENT AND MAINTENANCE AGREEMENT is made this 2nd day of May, 2011 between JND Properties, LLC (hereinafter "Grantor") and Linden Vue Homeowners Association Inc. (hereinafter "Grantee")

WHEREAS, the Grantor is the owner of certain real estate situate in North Strabane Township, Washington County, State of Pennsylvania, and

WHEREAS, the Grantor wishes to modify the Maintenance language of the Shared Easement and Maintenance Agreement as recorded at the Recorder of Deeds Office of Washington County on November 24, 2010 at Instrument Number 201037705.

NOW THEREFORE, the Shared Easement and Maintenance Agreement shall be and hereby is amended to read as follows:

MAINTENANCE:

The following sentence shall be removed: Said maintenance shall include, but not limited to; lawn cutting and fertilization, periodic removal of dead or fallen trees and spring and fall clean-up, and shall be replaced with the following:

Said maintenance is considered to be routine care of the Walking Trail and not upgrades or enhancements. The Linden Vue Homeowners Association, upon request from the Majestic Hills Homeowners Association, will obtain at least three (3) bids for maintenance and both Associations shall have the opportunity to review those bids. Both Homeowner Associations must agree to accept one (1) of the three (3) bids received. Both Homeowners Associations must agree to any expenditure beyond routine upkeep, with each Association holding a 50% vote. If agreement cannot be reached, either Association may elect to fund the expense themselves, but neither may obligate the other.

LEGAL DESCRIPTION: Open Space (Parcel OS1) in the Linden Vue Plan of Lots Phase 1, Revision 1, as recorded in Plan Book Volume 43, Pages 706-708, Instrument No. 200130001, situate in the Township of North Strabane, Washington County, Pennsylvania.

Beginning at a point on the line dividing Parcel OS1, Open Space and Parcel SW2, Storm water Management Area in the Linden Vue Plan of Lots Phase 1 Revision 1 recorded in Plan Book Volume 43 Pages 706 – 708 in the Office of the Recorder of Deeds Washington County, Pennsylvania; thence from said point the following courses and distances: S 34° 37' 22" W, a distance of 100.65 feet to a point; thence N 61° 23' 10" W, a distance of 248.04 feet to a point; thence N 44° 23' 10" W, a distance of 953.66 feet to a point; thence N 73° 36' 50" E, a distance of 383.20 feet to a point; thence in a southwesterly by a curve bearing to the left with a radius of 50.00 feet, an arc distance of 38.36 feet, a chord bearing of S 31° 42' 40" W and a chord distance of 37.43 feet to a point; thence S 73° 36' 50" W, a distance of 153.97 feet to a point; thence S 19° 38' 33" E, a distance of 123.72 feet to a point; thence S 33° 12' 18" E, a distance of 112.44

feet to a point; thence S 44° 56' 48" E, a distance of 100.62 feet to a point; thence S 47° 51' 12" E, a distance of 640.00 feet to a point; thence S 67° 13' 43" E, a distance of 100.86 feet to a point on the line dividing said Parcel OS1 and said Parcel SW2, which is the point of beginning.

Containing: 3.05 acres

BEING designated as Tax Parcel ID No. 520-002-05-00-0044-00

LEGAL DESCRIPTION: Stormwater Management Parcel (Parcel SW2) in the Linden Vue Plan of Lots Phase 1, Revision 1, as recorded in Plan Book Volume 43, Pages 706-708, Instrument No. 200130001, situate in the Township of North Strabane, Washington County, Pennsylvania

Beginning at a point on the line dividing Parcel OS1, Open Space and Parcel SW2, Stormwater Management Area in the Linden Vue Plan of Lots Phase 1 Plan Revision 1 recorded in Plan Book Volume 43 Pages 706 – 708 in the Office of the Recorder of Deeds Washington County, Pennsylvania; thence from said point the following courses and distances: N 34° 37' 22" E, a distance of 100.65 feet to a point; thence S 59° 03' 56" E, a distance of 329.41 feet to a point; thence S 30° 56' 04" W, a distance of 86.83 feet to a point; thence N 61° 23' 10" W, a distance of 336.16 feet to a point on the line dividing said Parcel OS1 and said Parcel SW2; which is the point of beginning. Containing 0.71 acres.

BEING designated as Tax Parcel ID No: 520-002-05-00-0043-00

LEGAL DESCRIPTION: Open Space in the Linden Vue P.R.D. Phase 4 (Revised) Plan of Lots as recorded in the Plan Book Volume 44, Pages 767 and 768, Instrument No. 200423780, situate in the Township of North Strabane, Washington County, Pennsylvania:

Beginning at a point marking the dividing line between Linden Vue Plan of Lots Phase 1 Plan Revision 1 recorded in Plan Book Volume 43 Pages 706-708 Washington County Recorder of Deeds and the Revised Linden Vue Plan of Lots Phase 4 recorded in Plan Book Volume 44 Pages 767-768 Washington County Recorder of Deeds; thence from said point the following courses and distances: S 58° 07' 57" W, a distance of 59.63 feet to a point; thence S 31° 26' 11" W, a distance of 107.00 feet to a point; thence S 13° 27' 08" E, a distance of 102.26 feet to a point thence S 43° 28' 41" E, a distance of 101.33 feet to a point; thence S 79° 17' 15" W, a distance of 133.99 feet to a point; thence N 11° 23' 10" W, a distance of 312.43 feet to a point thence N 44° 23' 10" W, a distance of 381.05 feet to a point; thence S 61° 23' 10" E, a distance of 538.59 feet to a point marking the dividing line between Linden Vue Plan of Lots Phase 1 Revision 1 and Revised Linden Vue Plan of Lots Phase 4; which is the point of beginning.

Containing 1.428 acres

BEING designated as Tax Parcel ID No. 520-002-11-00-0040-00.

LEGAL DESCRIPTION: Open Space in the Linden Vue P.R.D. Phase 4 (Revised) Plan of Lots as recorded in the Plan Book Volume 44, Pages 767 and 768, Instrument No. 200423780, situate in the Township of North Strabane, County of Washington, Commonwealth of Pennsylvania:

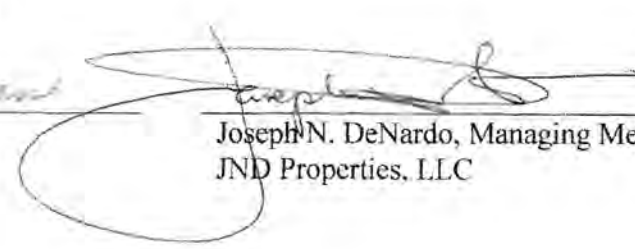
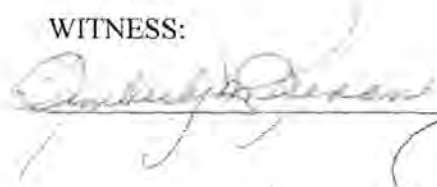
Beginning at a point marking the Southeasterly corner of Lot 438, in the Revised Linden Vue PRD Phase 4 Plan as recorded in Plan Book Volume 44, Pages 767-768 Washington County Recorder of Deeds and the dividing line between said plan and the Revised Linden Vue PRD Phase 3 Plan as recorded in Plan Book Volume 44, Pages 305-307 Washington County Recorder of Deeds; thence from said point the following courses and distances: S 36° 21' 05" W, a distance of 236.60 feet to a point; thence S 53° 39' 10" E, a distance of 179.42 feet to a point;

thence in southeasterly direction by a curve bearing to the left a radius of 225.00 feet, an arc distance of 52.31 feet, a chord bearing of S 03° 55' 07" E, and a chord bearing of 52.20 feet to a point; thence N 71° 31' 02" W, a distance of 99.63 feet to a point; thence N 49° 23' 10" W, a distance of 770.50 feet to a point; thence N 11° 23' 10" W, a distance of 42.93 feet to a point; thence N 78° 19' 34" E, a distance of 80.12 feet to a point; thence S 59° 31' 35" E, a distance of 270.60 feet to a point; thence S 61° 37' 21" E, a distance of 86.15 feet to a point; thence S 69° 06' 45" E, a distance of 118.03 feet to a point; thence S 81° 30' 30" E, a distance of 113.75 feet to a point; thence S 84° 59' 15" E, a distance of 70.17 feet to a point marking the Southeasterly corner of Lot 438, in the Revised Linden Vue PRD Phase 4 and the dividing line between said plan and the Revised Linden Vue P.R.D. Phase 3; which is the point of beginning. Containing 2.708 acres

BEING designated as Tax Parcel ID No. 520-002-11-00-0041-00

IN WITNESS WHEREOF, the said Grantor has hereunto caused the execution of these presents this 2nd day of May, 2011

WITNESS:

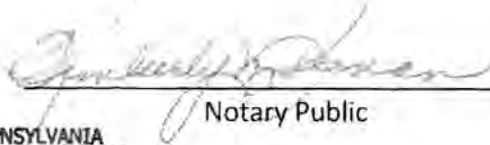


Joseph N. DeNardo, Managing Member
JND Properties, LLC

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF ALLEGHENY)

On this 2nd day of MAY, 2011, before me the undersigned officer, personally appeared Joseph N. DeNardo, Managing Member of JND Properties, LLC who acknowledges himself to be the Managing Member of JND Properties, LLC, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

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



Notary Public

My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly M. Keenan, Notary Public
South Fayette Twp., Allegheny County
My Commission Expires Nov. 28, 2014
Member, Pennsylvania Association of Notaries

**AMENDMENT TO THE SHARED EASEMENT
AND MAINTENANCE AGREEMENT**

DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania

INSTRUMENT NUMBER
201114755

RECORDED ON
Jun 07, 2011
11:30:17 AM
Total Pages: 4

RECORDING FEES \$59.00
TOTAL PAID \$59.00

TRC: 479532 USER: TM

FROM:
JND PROPERTIES, LLC
GRANTOR

TO:
LINDEN VUE HOMEOWNERS ASSOCIATION, INC.
GRANTEE

Recorder of Deeds is requested to mail this Amendment to the Shared Easement and Maintenance Agreement to:

JND PROPERTIES, LLC
3625 Washington Pike
Bridgeville, PA 15017

RECORDER OF DEEDS
WASHINGTON COUNTY, PA

INVOICE # 479532
0302-RECEIPT TW

-- CHARGES --

#001 MISCELLANEOUS \$59.00

Instrument Number - 201114755
Recorded on - Jun 07, 2011 11:30:17 AM
Total Pages: 4
Muni - NORTH STRABANE TOWNSHIP
Mortgagor - JND PROPERTIES LLC
Mortgagee - LINDEN VUE HOMEOWNERS ASSN INC
PARCEL IDENTIFICATION NUMBER
520-002-11-00-004100
520-002-05-00-004400
520-002-05-00-004300
520-002-11-00-004000

Fee Detail:
RECORDING FEE \$11.50
IMPROVEMENT FEE - COUNTY \$2.00
IMPROVEMENT FEE - RECORDER \$3.00
MARGINAL NOTATIONS FEE \$2.00
ADDITIONAL PARCEL FEE \$30.00
PARCELS FEE \$10.00
STATE WRIT TAX FEE \$0.50

TOTAL CHARGES \$59.00

-- PAYMENTS --

CHECK: 6001 \$59.00

TOTAL PAYMENTS \$59.00

AMOUNT DUE \$59.00
PAYMENT ON INVOICE (\$59.00)
BALANCE DUE \$0.00

Receipt By: MAIL
Customer:
JND PROP

THANK YOU
DEBORAH BARDELLA
RECORDER OF DEEDS
COUNTY # 63
06/07/2011 11:30:15 AM