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# FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF SADDLEWOOD CONDOMINIUM

THIS AMENDMENT made this 9th day of April, 2001, by JOSEPH N. DENARDO and SHARI DENARDO, his wife (the Declarant), and the existing unit owners (the Unit Owners) of Saddlewood Condominium, a condominium, for themselves, their respective heirs, successors, grantees and assigns:

#### WITNESSETH:

WHEREAS, Declarant, by Declaration of Condominium of Saddlewood Condominium (the Declaration), dated February 7, 1997, recorded in the Recorders Office of Allegheny County, Pennsylvania in Deed Book Volume 9939, Page 586, and by Plat and Plans recorded in Plan Book Volume 206, page 127-132 (which documents, together with the amendments hereinafter described, are referred collectively as the Condominium Documents), created a condominium (the Condominium) under and pursuant to the Uniform Condominium Act (68 Pa. C.S.A. §3101, et seq.) (hereinafter referred to as the Condominium Act) known as Saddlewood Condominium; and

WHEREAS, pursuant to the First Amendment to Declaration recorded in Deed Book Volume 10079, page 332, the Declarant amended the provisions of the Declaration related to transferring control of the Condominium Association; pursuant to the Second Amendment to Declaration recorded in Deed Book Volume 10116, page 410, the Declarant amended certain of the Exhibits to the Declaration and identified the percentage interests of the existing Units; pursuant to the Third Amendment to Declaration recorded in Deed Book Volume 10708, page 616, the Declarant amended certain of the Exhibits to the Declaration, added twelve additional units situate within the Additional Parcel (as defined below) and identified the percentage interests of the existing Units; and pursuant to the Fourth Amendment to Declaration recorded in Deed Book Volume 10843, Page 602, the Declarant amended the Declaration to include certain definitions related to maintenance; and

WHEREAS, pursuant to the Supplemental Plat and Plan, Saddlewood Condominium (Building 4 and 5) recorded in Plan Book Volume 213, pages 165 to 174, the Declarant amended the plats and plans to add Buildings 4 and 5; pursuant to the First Supplemental Plat and Plan, Saddlewood Condominium (Building 6 and 7) recorded in Plan Book Volume 220, pages 29 to 42, the Declarant amended the plats and plans to add Buildings 6 and 7; pursuant to the Second Supplemental Plat and Plan, Saddlewood Condominium (Buildings 10 and 11) recorded in Plan Book Volume 223, pages 118-124, the Declarant amended the plats and plans to add Buildings 10 and 11; and pursuant to the Third Supplemental Plat and Plan, Saddlewood Condominium recorded in Plan Book Volume 225, pages 49 to 50, the Declarant amended the plats and plans to add an additional parcel of real estate ("the Additional Parcel"), and to add Units 8510, 8512, 8519 and 8521 located within the Additional Parcel.

WHEREAS, in accordance with the provisions of the Condominium Act and in accordance with the provisions of the Condominium Documents, by resolution of the Declarant and all of the existing Unit Owners, Declarant and the Unit Owners have adopted this resolution to amend the Condominium Documents as hereinafter provided.

**NOW THEREFORE**, intending to be legally bound hereby, the parties hereto agree as follows:

- 1. The Declarant and Unit Owners do hereby ratify and confirm that the Property shall mean and include the real estate set forth in Exhibit B attached hereto, which Exhibit B shall replace the Exhibit B contained in the Declaration. Such Property includes the real estate described in the Declaration as originally recorded and the Additional Parcel.
- 2. The Declarant and Unit Owners do hereby ratify and confirm that the Units listed on Exhibit C attached hereto have been created within the Condominium together with their Percentage Interest appurtenant thereto, as specified on Exhibit C attached hereto. Such Exhibit C shall replace the Exhibit C contained in the Declaration. All Units are complete except Units

8511, 8513, 8514, 8515, 8516, 8517, 8518 and 8520 and are shown on the Plats and Plans. Upon completion of Units 8511, 8513, 8514, 8515, 8516, 8517, 8518 and 8520, the Declarant will file an amendment to the Plat identifying the locations of such Units.

- 3. Liability for Common Expense assessments as described in Section 9.1 of the Declaration shall commence upon conveyance of a Unit by the Declarant, whether such date of conveyance is before or after the date hereof.
- 4. Capitalized terms not otherwise defined herein shall have the definitions described to such terms in the Condominium Documents.
- 5. Except as expressly modified hereby, all the remaining terms, covenants and conditions of the Condominium Documents shall remain in full force and effect. All provisions in the Condominium Documents which are inconsistent or conflict with the above shall be of no further force and effect to the extent required to give meaning to the above provisions.

WITNESS:	DECLARANT
Simberly Rienan you	eph DeNardo
Sha	ri DeNardo
COMMONWEALTH OF PENNSYLVANIA	)
	) SS:
COUNTY OF ALLEGHENY	)
ON THIS, the9th day of _Ap undersigned officer, personally appeared Joseph I to me (or satisfactorily proven) to be the persons instrument and acknowledged that they executed	whose name are subscribed to the within
IN WITNESS WHEREOF, I here	eunto set my hand and official seal.
	Similarly Meenan Notary Public
MY COMMISSION EXPIRES:	*
My Control Elector nov. 12, 2002	
afformblet all promiting a description of the same	

Unit No <sub>8510 Sur</sub>	ndail Lane	
Unit Elmer Villani	Joann Villani	
ACKNOWLE	<u>EDGMENT</u>	
COMMONWEALTH OF PENNSYLVANIA COUNTY OF ALLEGHENY	) ) SS: )	
ON THIS, the 19th day of March, 2001, before me, a Notary Public, the undersigned officer, personally appeared Elmer and Joann Villani, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.		
IN WITNESS WHEREOF, I here	Sumbuch A Keenan	
MY COMMISSION EXPIRES:	Temberly Ax Keenon Notary Public	
Member		

Unit No: 8512 Sundial Lane
Unit Owner(s):

	cowner(s).
Rof Bucklew	Virginia Bucklew
ACKNOWLI	<u>EDGMENT</u>
COMMONWEALTH OF PENNSYLVANIA	)
COUNTY OF ALLEGHENY	) SS: )
ON THIS, the day of Public, the undersigned officer, personally appearance, known to me (or satisfactorily proven) subscribed to the within instrument and acknowled the purposes therein contained.	to be the person(s) whose(s):
IN WITNESS WHEREOF, I here	
	Temberhja Keenen  Notary Public
MY COMMISSION EXPIRES:	Notary Public
Member, Penncy/vahia Association of Notaries	

Unit No: 8519 Sundial Lane Unit Owner(s): **ACKNOWLEDGMENT** COMMONWEALTH OF PENNSYLVANIA ) SS: COUNTY OF ALLEGHENY ) ON THIS, the 20th day of March, 2001, before me, a Notary Public, the undersigned officer, personally appeared Walter and Janet Lober \_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal. Denler M Keeden MY COMMISSION EXPIRES: Member, Pennsylvania Association of Notaries

Unit No: 8520 Sundial Lane

Unit Owner(s):

Bridget Murray

Bridget Murray **ACKNOWLEDGMENT** COMMONWEALTH OF PENNSYLVANIA SS: **COUNTY OF ALLEGHENY** ON THIS, the Action day of March, 2001, before me, a Notary Public, the undersigned officer, personally appeared Bridget A. Murray \_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal; Simberly M. Reenan Notary Public MY COMMISSION EXPIRES: Kimpers M. Kashan, Netary Public My Commission Expires Nov. 12, 2002 Member, Pennsylvania Association of Notaries

Unit No: 8521 Sundial Lane Unit Owner(s): Roberta Bunecicky **ACKNOWLEDGMENT** COMMONWEALTH OF PENNSYLVANIA ) SS: COUNTY OF ALLEGHENY ON THIS, the 21st day of March, 2001, before me, a Notary Public, the undersigned officer, personally appeared Francis & Roberta Bunecicky known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal? MY COMMISSION EXPIRES: Kimborty M., Keenan, Notary Public Pitisburgh, Allegheny County My Commission Expires Nov. 12, 2002

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Member, Pannsylvania Association of Notarias

Unit No: 9010 Sur	ndance Drive	
Unit Owner(s):		
Eugene Tomasello  Eugene Tomasello	Shirley Tomasello	
ACKNOWLE	DGMENT	
COMMONWEALTH OF PENNSYLVANIA	)	
COUNTY OF ALLEGHENY	) SS: )	
ON THIS, the3rdday of _Arguerate, known to me (or satisfactorily proven) to subscribed to the within instrument and acknowled the purposes therein contained.	O he the person(s) whose area ():	
IN WITNESS WHEREOF, I heren	unto set my hand and official seal.	
	Simberly Keenen Notary Public	
MY COMMISSION EXPIRES:	Notary Public	
Kimborly M. C. L. Forary Public  Electropy County  My Commission Biology Nov. 12, 2002		
valuer Pannowyan no obuliation of Notaries		

Unit No: 9012 Sundance Drive Unit Owner(s):

Mary Wilkins

### **ACKNOWLEDGMENT**

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COMMONWEALTH OF PENNSYLVANIA	)	
COUNTY OF ALLEGHENY	)	SS:
ON THIS, the day of	ed o be th	Mary Wilkins
IN WITNESS WHEREOF, I here:	unto se	et my handrand afficial and a

MY COMMISSION EXPIRES:

\* OF Sylvana Association of Notaries

Unit No: 9020 Sundance Drive
Unit Owner(s):
Carol Russo
ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA )
COUNTY OF ALLEGHENY ) SS:
ON THIS, the day of force, 2001, before me, a Notary Public, the undersigned officer, personally appeared Carol Russo, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
My COMMISSION EXPLORED Notary Public
MY COMMISSION EXPIRES:  Notary Public
My C C 2 - 2 - 12 2002
Martinar Herby, Man J. Association of Nutaries

Unit No: 9022 S	<u>und</u> ar	ice Drive
Steve Pucker  Unit	Owne	marge Aucker  Marge Pucker
ACKNOWLI	EDGM	ENT
COMMONWEALTH OF PENNSYLVANIA	)	
COUNTY OF ALLEGHENY	)	SS:
ON THIS, the 20th day of	to be t	he person(s) whose name(s) is (are)
IN WITNESS WHEREOF, I here	eunto s	et my hand and official seal
	رَ	EmberlinGeren
MV COM (VCCVO) - TOTAL	4	Notary Public
MY COMMISSION EXPIRES:		
Three Spat Almorety M. Kebnen Threey Poblic Freedom, Afrechen, Chanty My Combine in Beores (boy 12, 2002		
We work and the second of the		

Unit No:	1 Sundance Drive
Jack Bisbey	Init Owner(s):  Joan Bisbey
	LEDGMENT
COMMONWEALTH OF PENNSYLVANIA	A )
COUNTY OF ALLEGHENY	) SS: )
r ubite, the undersigned officer, personally appe	n) to be the person(s) whose name(s) is (a-a)
IN WITNESS WHEREOF, I he	ereunto set my hand and official seal.
	Simberly noteer av Notary Public
MY COMMISSION EXPIRES:	Notary Public
Mices by Mices and Buttery Public Ell Spurph, Alegheny County My Commission Expires Nov 12, 2002	
Member, Pennsylvania Association of Notaries	

Unit No: 9102 Sundance Drive

**ACKNOWLEDGMENT** COMMONWEALTH OF PENNSYLVANIA SS: **COUNTY OF ALLEGHENY** ON THIS, the 18 day of MARCH, 2001, before me, a Notary Public, the undersigned officer, personally appeared Matthew Peters \_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seak Simberly Deenan Notary Public **MY COMMISSION EXPIRES:** 

Unit No	: 9104 Sundance Drive	
	Unit Owner(s):	
G	Sary Maghes Maghes	
AC	CKNOWLEDGMENT	
COMMONWEALTH OF PENNSY	LVANIA )	
COUNTY OF ALLEGHENY	) SS: )	
ON THIS, the day of, 2001, before me, a Notary Public, the undersigned officer, personally appeared Gary Maghes, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.		
IN. WITNESS WHERE  7. control & lat  40 noutry of the research letary Public  1. county, Afternous County  40. Commission Exeries Nov. 12, 2002  We need, Phanagivania Association of Notaries  MY COMMISSION EXPIRES:	EOF, I hereunto set my hand and official seal.  San lasty Meera.  Notary Public	

Unit No: 9105 Sundance Drive

Unit Owner(s): **ACKNOWLEDGMENT** COMMONWEALTH OF PENNSYLVANIA SS: **COUNTY OF ALLEGHENY** ON THIS, the 30th day of March 2001, before me, a Notary Public, the undersigned officer, personally appeared Margaret M. Slovonic \_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal. **MY COMMISSION EXPIRES:** Mimber, M. Chan, Father Rusile The Caron Figure Rusile My Curan L. In Excres thy 12, 2002 Member, Penngyivania Association of Notaries

Unit No: 9106 Sundance Drive

**ACKNOWLEDGMENT** COMMONWEALTH OF PENNSYLVANIA SS: COUNTY OF ALLEGHENY ON THIS, the 23rd day of March, 2001, before me, a Notary Public, the undersigned officer, personally appeared Ralston Merchant \_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal. Temberlyn Keenor MY COMMISSION EXPIRES: Kimberly Factor of County

Bitsburg's, Addition of County

By Commission Systems (42, 12, 2002)

Member, Pennsylvania Association of Notarles

Unit No: 9107 Sundance Drive

Unit Owner(s):  Mane Robeck  Puane Bobeck		
ACKNO	WLEDGMENT	
COMMONWEALTH OF PENNSYLVAN		
COUNTY OF ALLEGHENY	) SS: )	
known to me (or satisfactorily prov	of March, 2001, before me, a Notary appeared Duane R. Bobeck even) to be the person(s) whose name(s) is (are) as well-defend that he/she/they executed the same for	
IN WITNESS WHEREOF, I hereunto set my hand and official seal.		
	Gentlerly M. Keeran	
MY COMMISSION EXPIRES:    Notice that I want to be the proble   Notice that   Public   Public		
Monitoer, Pennsylvania Appediction of Notaries	3	

Unit No:9108 Sundnace Drive

Unit Owner(s):

**ACKNOWLEDGMENT** COMMONWEALTH OF PENNSYLVANIA SS: **COUNTY OF ALLEGHENY** ON THIS, the 20th day of March, 2001, before me, a Notary Public, the undersigned officer, personally appeared Willard H. Mack known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal. Hemberh M. Keeren Notary Public **MY COMMISSION EXPIRES:** Pirisourgn, Arlegheny County
My Commission Expires Nov. 12, 2002 Member, Pennsylvania Association of \*'otanes

Unit No: 9202 Sundance Drive

Unit Owner(s):
Lois Russo

## **ACKNOWLEDGMENT**

COMMONWEALTH OF PENNSYLVANIA	)	
COUNTY OF ALLEGHENY	)	SS:
ON THIS, the 30 th day of 1/2 day of 1/2 Public, the undersigned officer, personally appeared, known to me (or satisfactorily proven) to subscribed to the within instrument and acknowled the purposes therein contained.	n he il	he nemon(s) whose well as

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

Notary Public

MY COMMISSION EXPIRES:

Numberly M. Aseman, Lectory Fublic Pittsburgh, Allegheny Chusty My Cummission Expires New 13, 2002

Member, Pennsylvania Association of Notaries

Unit No: 9204 Sundance Drive
Unit Owner(s):

John Vandenbergh

#### **ACKNOWLEDGMENT**

COMMON WEALTH OF PENNSYLVANIA	<b>L</b> )	
COUNTY OF ALLEGHENY	)	SS:
r done, the undersigned officer, personally appe	ared つ	2001, before me, a Notary Vandenbergh
known to me (or satisfactorily proven subscribed to the within instrument and acknowledge)	) to be the ledged the	the person(s) whose name(s) is (are) at he/atte/they executed the same for

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

MY COMMISSION EXPIRES:

the purposes therein contained.

**Notary Public** 

Notarial Seal Jamie Daugherty, Notary Public Emsworth Boro, Allegheny County My Commission Expires Mar. 25, 2004

Member, Pennsylvania Association of Notaries

Unit No: 9205 Sundance Drive Unit Owner(s): Premary Lickoutch **ACKNOWLEDGMENT** COMMONWEALTH OF PENNSYLVANIA SS: **COUNTY OF ALLEGHENY** ON THIS, the 22nd day of March, 2001, before me, a Notary Public, the undersigned officer, personally appeared Carl and Rosemary Lickovitch \_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal. Kemberly Meeron Notary Public MY COMMISSION EXPIRES: Notarial Soal Kimberly M. Keenan, Notary Public Pittsburgh, Allegheny County My Commission Expires Nov. 12, 2002

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miember, Pennsylvania Association of Notaries