

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

Instrument Number: 2023-19112

BK-DE VL-19371 PG-246

Recorded On: July 20, 2023

As-Deed Agreement

Parties: FOUR 400 SOUTH HIGHLAND AVE

To FOUR 400 SOUTH HIGHLAND AVE

of Pages: 6

Comment: AMEND BY LAWS

****** THIS IS NOT A BILL ********

Deed Agreement

181.75

0

30

Total:

181.75

Realty Transfer Stamp

NOT A DEED OF TRANSFER

Affidavit Attached-No

Department of Real Estate Stamp

Certified On/By-> 07-20-2023 / Angela Gans

Value

0.00

EXEMPT

NOT A DEED OF TRANSFER

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: 2023-19112

Receipt Number: 4267358
Recorded Date/Time: July 20, 2023 02:09:39P

Book-Vol/Pg: BK-DE VL-19371 PG-246

User / Station: L Manuel - CASH 03

FRED C JUG JR ESQUIRE BRANDT MILNES & REA

310 GRANT ST 1109 GRANT BUILDING

PITTSBURGH PA 15219



Jessica Garofolo,/Director Rich Fitzgerald, County Executive

A CONDOMINIUM

WHEREAS, 400 South Highland Avenue, a Condominium, is located in the City of Pittsburgh, 7th Ward, Allegheny County, Pennsylvania, and was enacted pursuant to the provisions of the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S. 3101, *et. seq.*, by the recording of a Declaration for 400 South Highland Avenue, a Condominium, at the Allegheny County Recorder of Deeds' Office at Deed Book Volume 7687, Page 354; and

WHEREAS, By-Laws of the 400 South Highland Condominium Association were recorded at the Allegheny County Recorder of Deeds' Office at Deed Book Volume 7687, Page 389, as amended at Deed Book Volume 16719, Page 468 (hereinafter "the By-Laws"); and

WHEREAS, the By-Laws provide, at Article VII, Section 7.1, that the By-Laws may be modified or amended only by vote of Unit Owners entitled to cast a majority of the votes in the Association; and

WHEREAS, upon a vote of the Association, the By-Laws are hereby amended to provide for late fees of \$50.00 per month for the first three (3) months of delinquency and accelerated late fees of \$100.00 per month for each month in excess thereof unless and until the account balance is paid in full including all outstanding collection costs; and

NOW, THEREFORE, after obtaining an affirmative vote of a majority of the Unit

Owners entitled to cast a vote in the Association, the By-Laws are hereby amended as follows:

1109 Grant Building Pittsburgh, PA 15219

— DocuSigned by: CERTIFICATE			
We, John kuler	, the President of 400 South Highland		
	, the Secretary of		
the 400 South Highland Avenue Condominium Association hereby certify that the foregoing			
Amendment to By-Laws has been consented to by at least a majority of the Unit Owners entitle			
to cast a vote at 400 South Highland Aven	ue Condominium Association.		
400 S By: By:	South Highland Avenue Condominium Association: John Sull PRESIDENT SECRETARY		
ACKNOWLEDGEMENT			
COMMONWEALTH OF PENNSYLVAN	NIA)		
COUNTY OF ALLEGHENY)		
On this 22 day of September, 2022, before me a Notary Public, the undersigned officers personally appeared John Keeler and			
, both	n known to me or satisfactorily proven to be the		
persons whose names are subscribed to the within instrument and acknowledge that they			
executed the same for the purposes therein contained.			
Witness my hand and notarial seal.	,		
	Sue & Jeffres Notary Public		
MAIL TO: Fred C. Jug, Jr., Esquire BRANDT, MILNES & REA	Commonwealth of Pennsylvania - Notary Seal Sue S. Jeffries, Notary Public Allegheny County My commission expires February 25, 2025 Commission number 1377383 Member, Pennsylvania Association of Notaries		
310 Grant Street			

Section 1: Article V, Section 5.11. of the By-Laws is hereby deleted in its entirety and replaced with the following Section 5.11.:

"5.11. Collection of Assessments. The Executive Board or the Managing Agent, at the request of the Executive Board, shall take prompt action to collect any assessments for Common Expenses due from any Unit Owner which remain unpaid for more than thirty days from the due date for payment thereof. Any assessment not paid within five (5) days of dues date shall accrue and late charge in the amount of \$50.00 per month for the first three (3) months of delinquency, and a late charge in the amount of \$100.00 per month for each month thereafter until the account balance is satisfied in full including all outstanding attorneys' fees and/or court costs. All unpaid assessments, late charges, fines, attorneys' fees and court costs represent the personal obligation of the Unit Owner and a lien against the Unit."

Section 2: All remaining provisions of the Declaration and By-Laws of 400 South Highland Avenue Condominium Association shall remain in full force and effect.

Adopted this 22 day of September, 2022.

400 South Highland Avenue Condominium Association:

PRESIDENT

SECRETARY

<u>Section 1</u>: Article V, Section 5.11. of the By-Laws is hereby deleted in its entirety and replaced with the following Section 5.11.:

"5.11. Collection of Assessments. The Executive Board or the Managing Agent, at the request of the Executive Board, shall take prompt action to collect any assessments for Common Expenses due from any Unit Owner which remain unpaid for more than thirty days from the due date for payment thereof. Any assessment not paid within five (5) days of dues date shall accrue and late charge in the amount of \$50.00 per month for the first three (3) months of delinquency, and a late charge in the amount of \$100.00 per month for each month thereafter until the account balance is satisfied in full including all outstanding attorneys' fees and/or court costs. All unpaid assessments, late charges, fines, attorneys' fees and court costs represent the personal obligation of the Unit Owner and a lien against the Unit."

Section 2: All remaining provisions of the Declaration and By-Laws of 400 South Highland Avenue Condominium Association shall remain in full force and effect.

Adopted this / day of ______, 2023.

400 South Highland Avenue Condominium Association:

y:____

PRESIDENT

SECRETAR

CERTIFICATE

	We,	, the President of 400 South Highland
	Avenue Condominium Association, and	Margaret A. Palmer, the Secretary of
the 400 South Highland Avenue Condominium Association hereby certify that the formal Amendment to By-Laws has been consented to by at least a majority of the Unit Own		
		to by at least a majority of the Unit Owners entitled
	to cast a vote at 400 South Highland Avenue Condominium Association.	
	400 So	uth Highland Avenue Condominium Association:
	By:	PRESIDENT Magazile Mer SECRETARY
	State of NC ACKNOY	<u>VLEDGEMENT</u>
254	COMMONWEALTH OF PENNSYLVANIA	†)
	COUNTY OF ALLEGHENY))
	On this 14 day of June	, 2023, before me a Notary Public, the
	undersigned officers personally appeared	and
	Margaret A. Palmer , both k	nown to me or satisfactorily proven to be the
	persons whose names are subscribed to the within instrument and acknowledge that they	
	executed the same for the purposes therein contained.	
	Witness my hand and notarial seal.	
		Motary Public Ty comission expires: 6/4/28
	MAIL TO:	J. FONO
	MAIL 10.	SUD J. FONDARY
	Fred C. Jug, Jr., Esquire BRANDT, MILNES & REA	(* * *
	310 Grant Street	DE WORLIG CO.
	1109 Grant Building	MAM COUNT