



60 2023 00019112

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
	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-> 07-20-2023 / Angela Gans
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

S
LM

AMENDMENT TO BY-LAWS OF 400 SOUTH HIGHLAND AVENUE,

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:

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.:

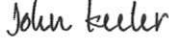
“5.11. Collection of Assessments. The Executive Board or the Managing Agent, at the request of the Executive Board, shall take prompt action to collect any assessments for Common Expenses due from any Unit Owner which remain unpaid for more than thirty days from the due date for payment thereof. Any 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:

By: 
PRESIDENT

DocuSigned by:

7DD020CB4ADF447...

By: _____
SECRETARY

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 14 day of June, 2023.

400 South Highland Avenue Condominium Association:

By: _____
PRESIDENT

By: 
SECRETARY

