



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

Instrument Number: 2022-17594

BK-DE VL-18928 PG-489

Recorded On: June 08, 2022

As-Deed Agreement

Parties: FOX WAY COMMONS ASN

To FOX WAY COMMONS ASN

# of Pages: 4

Comment: AMEND DEC COVT & REST

\*\*\*\*\* 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                  |        |

|  |
|--|
| Certified On/By-> 06-08-2022 / Theresa Greil |
| 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: 2022-17594  
Receipt Number: 4126924  
Recorded Date/Time: June 08, 2022 03:48:17P  
Book-Vol/Pg: BK-DE VL-18928 PG-489  
User / Station: S Stickman - CASH 04

FRED C JUG JR ESQ  
310 GRANT ST  
1109 GRANT BLDG  
PITTSBURGH PA 15219



Jessica Garofolo, Director  
Rich Fitzgerald, County Executive

**AMENDMENT TO THE DECLARATION OF COVENANTS AND  
RESTRICTIONS FOR  
FOX WAY COMMONS ASSOCIATION**

Fox Way Commons Association is a Pennsylvania non-profit corporation, and the Association of Unit Owners of a planned community located in the City of Pittsburgh, 17<sup>th</sup> Ward, Allegheny County, Pennsylvania, enacted by the recording of a Declaration of Covenants and Restrictions for Fox Way Commons at the Allegheny County Department of Real Estate (formerly the Recorder of Deeds Office) at Deed Book Volume 9366, Page 4401, on December 14, 1994; and

WHEREAS, the Declaration of Covenants and Restrictions was previously amended to restrict leasing via an amendment recorded at Deed Book Volume 14999, Page 359 at the Allegheny County Department of Real Estate; and

WHEREAS, the Declaration of Covenants and Restrictions for Fox Way Commons provides, at Article VII, Section 7.2, that the Declaration may be amended upon approval of at least two-thirds (2/3) of the votes of the Voting Members; and

WHEREAS, the within Amendment was approved by at least two-thirds (2/3) of the votes of the Voting Members; and

NOW, THEREFORE, the Declaration of Covenants and Restrictions for Fox Way Commons Association is hereby amended as follows:

Section 1: Article V, Section 5.2(b) of the Declaration of Covenants and Restrictions is hereby amended to read as follows:

Grantor shall pay an Initial Assessment of \$100.00 for each Dwelling Unit. Each subsequent Owner shall pay an Initial Assessment of three times the amount of the monthly assessment in effect at the time they acquire title to their Unit.

Section 2: Article VI, Section 6.3(a)(vii) of the Declaration of Covenants and

Restrictions is hereby added and reads as follows:

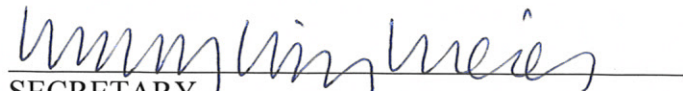
Additionally, every vehicle in the Parking Area must fit in the designated parking space. No vehicle is permitted to be parked in the Parking Area that exceeds the size of the individual parking space. For purposes of this provision, the term vehicle shall include, but not be limited to, passenger cars and pickup trucks.

Section 3: To the extent of any inconsistency by and between the terms of this Amendment and the Declaration, Bylaws, the Rules and Regulations of Fox Way Commons Association and/or any other Amendment, the provisions of this Amendment shall prevail. All remaining provisions of the Declaration, Bylaws, Rules and Regulations and all other Amendments of Fox Way Commons Association shall remain in full force and effective.

ADOPTED this 24<sup>th</sup> day of May, 2022.

FOX WAY COMMONS ASSOCIATION

  
\_\_\_\_\_  
PRESIDENT

  
\_\_\_\_\_  
SECRETARY

