

UPI: See attached

1244310

SECOND AMENDMENT TO THE DECLARATION OF STONEWICKE, A PLANNED COMMUNITY

104A This Amendment to the Declaration of Stonewicke, a Planned Community, is made this day of January, 2020, by Stonewicke, LP, Fee Owner, and J. A. Myers Building and Development, Inc. and Royal Building, Inc., hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant, J.A. Myers Building and Development, Inc. and Royal Building, Inc. as Declarant, created a Planned Community by recording a Declaration of Covenants and Restrictions for Stonewicke, A Planned Community, on November 5, 2018 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 2494, page 5392 (the "Declaration"), as amended by First Amendment dated December 26, 2018 and recorded in the Recorder of Deeds Office in and for York County in Record Book 2501, page 2178; and

WHEREAS, by Statement of Merger filed with the Department of State on December 3, 2019, Royal Building, Inc. merged with J.A. Myers Building and Development, Inc., the surviving entity, hereinafter referred to as Declarant

WHEREAS, pursuant to rights reserved in Article XVIII of the Declaration, Declarant reserved the right to convert all or any portion of the Convertible Real Estate, described in the Declaration as Exhibit "D," to Units, Limited Common Elements, Limited Common Facilities or any combination thereof, from time to time, in compliance with Section 5211 of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S., Section 5101, et seq.

WHEREAS, the Declarant wishes to amend the Declaration to convert a portion of the Convertible Real Estate as more particularly set forth below.

NOW THEREFORE, intending to be legally bound hereby, Declarant amends the Declaration as follows:

1. Pursuant to rights reserved in Article XVIII of the Declaration, Declarant hereby converts that portion of the Convertible Real Estate described in Exhibit "A" attached hereto and made a part hereof (the "Converted Real Estate") and declares that the Converted Real Estate shall hereafter be designated as Units No. 106 through 119, inclusive; Units No. 121 through 129, inclusive; Units 135, 136; Units 149 through 156, inclusive; Units 159 through 166, inclusive and Units No. 169, 174 through 178, as shown on subdivision plan recorded in York County Record Book 2640, page 813;

2. The Plats and Plans attached to the Declaration as Exhibit "C" are hereby modified and amended in order to convert portions of the Convertible Real Estate as stated above and are attached hereto, made a part hereof, and marked Exhibit "B."

3. The Schedule of Units and the Percentage Interest assigned to each Unit, attached to the Declaration as Exhibit "B," as previously amended, is hereby modified and amended in order to

include the converted portions of the Convertible Real Estate as stated above and is as set forth in Exhibit "C" attached hereto and made a part hereof.

4. 3.5 of the Declaration is amended to add as Controlled Facilities the following:

(a) The drainage and utility easement located on Units 174-178.

5. Except as specifically amended hereby, the Declaration of Stonewicke, a Planned Community, remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Declarant has executed this Amendment the day and year first above written.

FEE OWNER:

Stonewicke, LP

By: Joseph A. Myers Land Investor, LLC
GENERAL PARTNER

By:


Benjamin A. Myers, Vice President

DECLARANT:

J. A. MYERS BUILDING AND
DEVELOPMENT, INC. and by statutory merger
with ROYAL BUILDING, INC.

By:


Benjamin A. Myers, Vice President

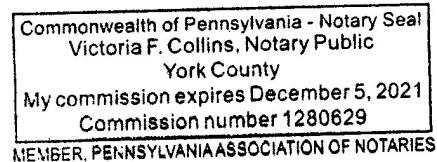
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Adams : SS:

On this, the 10th day of JANUARY, 2020, before me, the undersigned officer, personally appeared Benjamin A. Myers, who acknowledged himself to be the Vice President of Joseph A. Myers Land Investor, LLC, a limited liability company, General Partner of Stonewicke LP, a limited partnership, and that he as the Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the General Partner of Stonewicke LP.

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

Victoria F. Collins (SEAL)
Notary Public

My Commission Expires: 12-5-2021



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Adams : SS:

On this, the 10th day of JANUARY, 2020, before me, a Notary Public, the undersigned officer, personally appeared Benjamin A. Myers, who acknowledged himself to be the Vice President of **J. A. MYERS BUILDING AND DEVELOPMENT, INC.**, a Pennsylvania corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

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

Victoria F. Collins (SEAL)
Notary Public

My Commission Expires: 12-5-2021

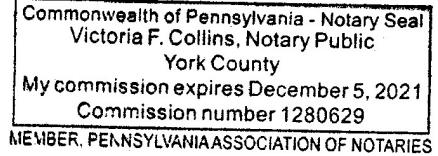


EXHIBIT "A"

LEGAL DESCRIPTION OF THE CONVERTED REAL ESTATE

ALL THOSE CERTAIN tracts of land situate in Penn Township, County of York and Commonwealth of Pennsylvania, which are Units No. 106 through 119, inclusive; Units No. 121 through 129, inclusive; Units 135, 136; Units 149 through 156, inclusive; Units 159 through 166, inclusive and Units No. 169, 174 through 178, and are more particularly depicted and described, on the Plats and Plans attached as Exhibit C to this Declaration.

EXHIBIT "B"

PLATS AND PLANS

The Amended Declaration Plat, which shall constitute the Plats and Plans for Stonewicke, A Planned Community, consisting of two (2) pages dated 11/26/19, is being filed in the Office of the Recorder of Deeds in and for York County, Pennsylvania, concurrently with the filing of this Declaration, and said Plats and Plans are hereby incorporated herein and made an integral part hereof by this reference thereto.

EXHIBIT "C"
ALLOCATED INTEREST IN COMMON EXPENSE LIABILITY
AND VOTES APPURtenant TO UNITS

| Unit Number | Allocated Interest | Number of Votes |
|----------------------------------|---------------------------|----------------------------|
| Planned Community Phase 1 | | |
| 2 | 1.000% | 1 |
| 3 | 1.000% | 1 |
| 4 | 1.000% | 1 |
| 5 | 1.000% | 1 |
| 6 | 1.000% | 1 |
| 7 | 1.000% | 1 |
| 8 | 1.000% | 1 |
| 9 | 1.000% | 1 |
| 10 | 1.000% | 1 |
| 11 | 1.000% | 1 |
| 12 | 1.000% | 1 |
| 13 | 1.000% | 1 |
| 14 | 1.000% | 1 |
| 15 | 1.000% | 1 |
| 16 | 1.000% | 1 |
| 24 | 1.000% | 1 |
| 25 | 1.000% | 1 |
| 26 | 1.000% | 1 |
| 27 | 1.000% | 1 |

| | | |
|------------|--------|---|
| 28 | 1.000% | 1 |
| 29 | 1.000% | 1 |
| 30 | 1.000% | 1 |
| 31 | 1.000% | 1 |
| 32 | 1.000% | 1 |
| 33 | 1.000% | 1 |
| 34 | 1.000% | 1 |
| 35 | 1.000% | 1 |
| 36 | 1.000% | 1 |
| 37 | 1.000% | 1 |
| 38 | 1.000% | 1 |
| 106 | 1.000% | 1 |
| 107 | 1.000% | 1 |
| 108 | 1.000% | 1 |
| 109 | 1.000% | 1 |
| 110 | 1.000% | 1 |
| 111 | 1.000% | 1 |
| 112 | 1.000% | 1 |
| 113 | 1.000% | 1 |
| 114 | 1.000% | 1 |
| 115 | 1.000% | 1 |
| 116 | 1.000% | 1 |
| 117 | 1.000% | 1 |

| | | |
|------------|--------|---|
| 118 | 1.000% | 1 |
| 119 | 1.000% | 1 |
| 121 | 1.000% | 1 |
| 122 | 1.000% | 1 |
| 123 | 1.000% | 1 |
| 124 | 1.000% | 1 |
| 125 | 1.000% | 1 |
| 126 | 1.000% | 1 |
| 127 | 1.000% | 1 |
| 128 | 1.000% | 1 |
| 129 | 1.000% | 1 |
| 130 | 1.000% | 1 |
| 131 | 1.000% | 1 |
| 132 | 1.000% | 1 |
| 133 | 1.000% | 1 |
| 134 | 1.000% | 1 |
| 135 | 1.000% | 1 |
| 136 | 1.000% | 1 |
| 138 | 1.000% | 1 |
| 139 | 1.000% | 1 |
| 141 | 1.000% | 1 |
| 142 | 1.000% | 1 |
| 143 | 1.000% | 1 |

| | | |
|------------|--------|---|
| 144 | 1.000% | 1 |
| 145 | 1.000% | 1 |
| 146 | 1.000% | 1 |
| 147 | 1.000% | 1 |
| 148 | 1.000% | 1 |
| 149 | 1.000% | 1 |
| 150 | 1.000% | 1 |
| 151 | 1.000% | 1 |
| 152 | 1.000% | 1 |
| 153 | 1.000% | 1 |
| 154 | 1.000% | 1 |
| 155 | 1.000% | 1 |
| 156 | 1.000% | 1 |
| 157 | 1.000% | 1 |
| 158 | 1.000% | 1 |
| 159 | 1.000% | 1 |
| 160 | 1.000% | 1 |
| 161 | 1.000% | 1 |
| 162 | 1.000% | 1 |
| 163 | 1.000% | 1 |
| 164 | 1.000% | 1 |
| 165 | 1.000% | 1 |
| 166 | 1.000% | 1 |

| | | |
|--------------------------|--------|---|
| 167 | 1.000% | 1 |
| 168 | 1.000% | 1 |
| 169 | 1.000% | 1 |
| 170 | 1.000% | 1 |
| 171 | 1.000% | 1 |
| 172 | 1.000% | 1 |
| 173 | 1.000% | 1 |
| 174 | 1.000% | 1 |
| 175 | 1.000% | 1 |
| 176 | 1.000% | 1 |
| 177 | 1.000% | 1 |
| 178 | 1.000% | 1 |
| TOTAL (100 Units) | 100.0% | |

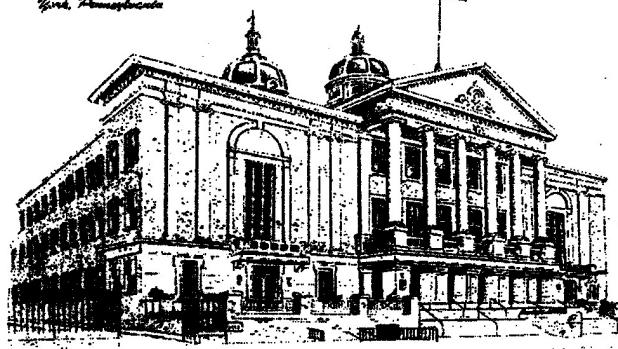
| Lot No. | Street Address | UPI |
|----------------|-----------------------|-------------------------|
| | 1025 Baltimore Street | 44-000-CD-0061-00-00000 |
| 106 | 1400 Maple Lane | 44-000-36-0106-00-00000 |
| 107 | 26 Alablaster Run | 44-000-36-0107-00-00000 |
| 108 | 24 Alablaster Run | 44-000-36-0108-00-00000 |
| 109 | 22 Alablaster Run | 44-000-36-0109-00-00000 |
| 110 | 20 Alablaster Run | 44-000-36-0110-00-00000 |
| 111 | 18 Alablaster Run | 44-000-36-0111-00-00000 |
| 112 | 16 Alablaster Run | 44-000-36-0112-00-00000 |
| 113 | 14 Alablaster Run | 44-000-36-0113-00-00000 |
| 114 | 12 Alablaster Run | 44-000-36-0114-00-00000 |
| 115 | 10 Alablaster Run | 44-000-36-0115-00-00000 |
| 116 | 8 Alablaster Run | 44-000-36-0116-00-00000 |
| 117 | 6 Alablaster Run | 44-000-36-0117-00-00000 |
| 118 | 4 Alablaster Run | 44-000-36-0118-00-00000 |
| 119 | 305 Ripple Drive | 44-000-36-0119-00-00000 |
| 121 | 1 Alablaster Run | 44-000-36-0121-00-00000 |
| 122 | 3 Alablaster Run | 44-000-36-0122-00-00000 |
| 123 | 5 Alablaster Run | 44-000-36-0123-00-00000 |
| 124 | 7 Alablaster Run | 44-000-36-0124-00-00000 |
| 125 | 117 Granbury Crossing | 44-000-36-0125-00-00000 |
| 126 | 113 Granbury Crossing | 44-000-36-0126-00-00000 |
| 127 | 109 Granbury Crossing | 44-000-36-0127-00-00000 |
| 128 | 105 Granbury Crossing | 44-000-36-0128-00-00000 |
| 129 | 101 Granbury Crossing | 44-000-36-0129-00-00000 |
| 135 | 225 Ripple Drive | 44-000-36-0135-00-00000 |
| 136 | 235 Ripple Drive | 44-000-36-0136-00-00000 |
| 149 | 100 Granbury Crossing | 44-000-36-0149-00-00000 |
| 150 | 104 Granbury Crossing | 44-000-36-0150-00-00000 |
| 151 | 108 Granbury Crossing | 44-000-36-0151-00-00000 |
| 152 | 11 Alablaster Run | 44-000-36-0152-00-00000 |

| | | |
|-----|------------------|-------------------------|
| 153 | 13 Alabaster Run | 44-000-36-0153-00-00000 |
| 154 | 15 Alabaster Run | 44-000-36-0154-00-00000 |
| 155 | 17 Alabaster Run | 44-000-36-0155-00-00000 |
| 156 | 24 Cantera Way | 44-000-36-0156-00-00000 |
| 159 | 19 Alabaster Run | 44-000-36-0159-00-00000 |
| 160 | 21 Alabaster Run | 44-000-36-0160-00-00000 |
| 161 | 23 Alabaster Run | 44-000-36-0161-00-00000 |
| 162 | 25 Alabaster Run | 44-000-36-0162-00-00000 |
| 163 | 1330 Maple Lane | 44-000-36-0163-00-00000 |
| 164 | 1320 Maple Lane | 44-000-36-0164-00-00000 |
| 165 | 1310 Maple Lane | 44-000-36-0165-00-00000 |
| 166 | 1300 Maple Lane | 44-000-36-0166-00-00000 |
| 169 | 56 Red Rock Run | 44-000-36-0169-00-00000 |
| 174 | 1301 Maple Lane | 44-000-36-0174-00-00000 |
| 175 | 1311 Maple Lane | 44-000-36-0175-00-00000 |
| 176 | 1321 Maple Lane | 44-000-36-0176-00-00000 |
| 177 | 1331 Maple Lane | 44-000-36-0177-00-00000 |
| 178 | 1401 Maple Lane | 44-000-36-0178-00-00000 |

*York County Courthouse
York, Pennsylvania*

YORK COUNTY RECORDER OF DEEDS
28 EAST MARKET STREET
YORK, PA 17401

Laura Shue - Recorder
Tina M. Channell - Deputy



Instrument Number - 2020004103

Recorded On 1/24/2020 At 10:44:48 AM

Book - 2556 Starting Page - 1772

* Total Pages - 13

* Instrument Type - AMENDMENT OF DECLARATION

Invoice Number - 1354918

* Grantor - STONEWICKE LP

* Grantee - STONEWICKE LP

User - JC

* Customer - BARLEY SNYDER

* Received By: COUNTER

* FEES

| | |
|---------------------|-----------------|
| STATE WRIT TAX | \$0.50 |
| RECORDING FEES | \$32.00 |
| PIN NUMBER FEES | \$480.00 |
| COUNTY ARCHIVES FEE | \$2.00 |
| ROD ARCHIVES FEE | \$3.00 |
| TOTAL PAID | \$517.50 |

PARCEL IDENTIFICATION NUMBER

44000CD006100000000
440003601060000000
440003601070000000
440003601080000000

Total Parcels: 48

I Certify This Document To Be
Recorded In York County, Pa.



Laura Shue
Recorder of Deeds

THIS IS A CERTIFICATION PAGE
PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: 2556 Page: 1784