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BYLAWS
OF
BLOSSOM HILL ASSOCIATION, INC.

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York County
Assessment Office



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BYLAWS
Of
BLOSSOM HILL ASSOCIATION, INC.

ARTICLE I
Introductory Provisions

1.1. Applicability. These Bylaws provide for the governance pursuant to the requirements of Section 5306 of the Act with respect to the Planned Community created by the recording of the Declaration among the land records of York County in Record Book 1375 at Page 9001

1.2. Definitions. Capitalized terms used herein without definition shall have the meanings specified for such terms in the Declaration to which these Bylaws pertain or, if not defined therein, the meanings specified or used for such terms in the Act.

1.3. Compliance. Pursuant to the provisions of the Act, every Unit Owner and all persons entitled to occupy a Unit shall comply with these Bylaws.

1.4. Office. The office(s) as set for the herein shall be located at the Property or at such other place as may be designated from time to time by the Executive Board

1.5. Incorporation of Statutory Law. The Planned Community shall be a non-profit corporation pursuant to the laws of the Commonwealth of Pennsylvania. The "Board of Directors" described therein shall be referred to herein and in the Declaration as the "Executive Board."

ARTICLE II
The Planned Community

2.1. Composition. The Planned Community is hereby organized on the date hereof as a non-profit corporation; The Planned Community shall consist of all of the Unit Owners acting as a group in accordance with the Act, the Declaration and these Bylaws. The corporation shall have the responsibility the Planned Community, of administering establishing the means and methods of collecting assessments and charges, arranging for the management of the Planned Community and performing all of the other acts that may be required or permitted to be performed by the corporation pursuant to the Act and the Declaration. The foregoing responsibilities Board as shall be performed by the Executive more particularly set forth in these Bylaws.

2.2. Annual Meetings. The annual meetings of the corporation shall be held on the first Thursday of October of each year unless such date shall occur on a holiday, in which event the meetings shall be held on the succeeding Monday. At such annual meetings the Executive Board shall be elected by ballot, written or oral, of the Unit Owners in accordance with the requirements of Section 3.3 of these Bylaws and such other business as may properly come before the meeting may be transacted.

2.3. Place of Meetings. Meetings of the corporation shall be held at the principal office of the corporation or at such other suitable place convenient to the Unit Owners as may be designated by the Executive Board.

2.4. Special Meetings.

2.4.1. The President shall call a special meeting of the corporation if so directed by resolution of the Executive Board or upon a petition signed and presented to the Secretary by Unit Owners entitled to cast at least twenty-five percent (25%) of the votes in the Association. The notice of any special meeting shall state the time, place and purpose thereof. Such meeting shall be held within forty-five days after receipt by the President of such resolution or petition; provided, includes of the rejection however, if the purpose the consideration of a budget or capital expenditure pursuant to Section 5.8 below, such meeting shall be held within fifteen days after receipt by the President of such resolution or petition. No business shall be transacted at a special meeting except as stated in the notice

2.4.2. Within sixty days after conveyance of twenty-five (25%) percent of the Units to Unit Owners other than the Declarant, a special meeting of the Association shall be held at which at least one (1) member and not less than twenty-five (25%) percent of the members of the Executive Board shall be elected by unit owners other than Declarant. Not later than sixty (60) days after conveyance of fifty (50%) percent of the Units which may be created to Unit Owners other than the Declarant, not less than thirty-three (33%) percent of the members Board of the Executive shall be elected by Unit Owners other than the Declarant.

2.4.3 Not later than the termination of any period of Declarant control, the Unit Owners shall elect an Executive Board of at least three (3) members, at least a majority of whom shall be Unit Owners, provided that the Executive Board may consist of two (2) members, both of whom shall be Unit Owners, if the Planned Community consists of two (2) units. Such successor members shall serve until the annual meeting of the corporation meeting following the meeting at which they were elected.

2.4.4 Notwithstanding the foregoing; if any meeting required pursuant to Sections 2.4.2 and 2.4.3 above could be held on the date an annual meeting of the corporation is scheduled, then such meeting(s) shall be held concurrently with such annual meeting.

2.5. Notice of Meetings. The Secretary shall give to each Unit Owner a notice of each annual or regularly scheduled meeting of the corporation at least ten but not more than sixty days, and of each special meeting of the Unit Owners at least ten (10) but not more than forty-five (45) days, prior to such meeting, stating the time, place and purpose thereof, including, without limitation, any proposed budget or assessment changes, the general nature of any proposed amendment to the Bylaws or Declaration, and any proposal to remove an Executive Board member or Officer. The giving of a notice of meeting in the manner provided in this Section and Section 8.1 of these Bylaws shall be considered service of notice.

2.6. Adjournment of Meetings. If at any meeting of the Association a quorum is not present, Unit Owners entitled to cast a majority of the votes represented at such meeting may adjourn the meeting to a time not less than forty-eight (48) hours after the time for which the original meeting was called.

2.7. Voting. Voting at all meetings of the Association shall be on a percentage basis and the percentages of the vote to which each Unit Owner is entitled shall be the Percentage Interest assigned to such Unit Owner's Unit in the Declaration. If the owner of a Unit is a corporation, partnership, joint venture, or unincorporated association, the natural person who shall be entitled to cast the vote for such unit shall be the natural person named in a certificate executed by such entity pursuant to its governing documents. If the owner of a Unit is a trust, the trustee or trustees shall be deemed to be the owner for voting purposes. Where the ownership of a Unit is in more than one Person, the Person who shall be entitled to cast the vote of such Unit shall be the natural person named in a certificate executed by all of the owners of such

Unit and filed with the Secretary or, in the absence of such named person from the meeting, the natural person who shall be entitled to cast the vote of such Unit shall be the natural person owning such Unit who is present. If more than one of the multiple Owners is present, then such vote shall be cast only in accordance with their unanimous agreement to Section pursuant 5310(a) of the Act. Where such Owners cannot cast such unanimous or unobjected vote, their vote shall not be accepted and such vote shall not be considered in obtaining the percentage for required such approval. There shall be deemed to be unanimous agreement if any one of the multiple Owners casts the votes allocated to that Unit without protest being made promptly to the Person presiding over the meeting by any of the other Owners of the Unit. Such certificate shall be valid until revoked by a subsequent certificate similarly executed. Subject to the requirements of the Act, wherever the approval or disapproval of a Unit Owner is required by the Act, the Declaration or these Bylaws, such approval or disapproval shall be made only by the natural person who would be entitled to cast the vote of such Unit at any meeting of the Association. Except With respect to election of members of the Executive Board and except where a greater number is required by the Act, the Declaration or these Bylaws, the Owners of more than fifty percent of the aggregate Percentage Interests in the Planned Community voting in person or by proxy at one time at a duly convened meeting which a quorum is present is required to adopt decisions at any meeting of the corporation. Any specified percentage of the Unit Owners means the Unit owners owning such Percentage Interests in the aggregate. In all elections for Executive Board members, each Unit Owner shall be entitled to cast for each vacancy to be filled at such election the number of votes allocated to the Unit or Units owned by such Unit owner as provided in the Declaration. Those candidates for election receiving the greatest number of votes cast in such elections shall be elected and, if Executive Board members are being elected to unequal terms, the candidates receiving the highest number of votes shall be elected to the longest terms. Except as set forth in Section 2.4.2, if the Declarant owns or holds title to one or more Units, the Declarant shall have the right at any meeting of the Association to cast the votes to which such Unit or Units are entitled. No votes allocated to a unit owned by the Association may be cast. There shall be no cumulative or class voting.

2.8. Proxies. A vote may be cast in person or by proxy. If a Unit is owned by more than one Person, each Owner of the Unit may vote or register protest to the casting of votes by the other Owners of the Unit through a duly executed proxy in accordance with section 2.7. Such proxy may be granted by any Unit Owner in favor of only another Unit Owner, a holder of a mortgage on a Unit, the Declarant or a representative Declarant. Proxies shall be duly executed in writing, shall be valid only for the particular of the meeting designated therein and must be filed with the Secretary before the appointed time of the meeting. Such proxy shall be deemed revoked only upon actual receipt by the Person presiding over the meeting of written notice of revocation from the grantor(s) of the proxy. . No proxy shall be valid for a period in excess of one year after the execution thereof. A proxy is void if it is not dated or purports to be revocable without notice.

2.9 Quorum. Except as set forth below, the presence in person or by proxy of Unit Owners of twenty percent (20.00%) or more of the aggregate Percentage Interests at the commencement of all meetings shall constitute a quorum at all meetings of the Unit Owners Association. If a meeting is adjourned pursuant to Section 2.6 above, the quorum at such second meeting shall be deemed present throughout any meeting of the Association if persons entitled to cast ten percent of the votes which may be cast for the election of the Executive Board are present in person or by proxy at the beginning of the meeting.

2.10 Conduct of Meetings. The President (or in the President's absence, one of the vice-presidents) shall preside over all meetings of the corporation, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting as well as a record of all transactions occurring thereat. The President may appoint a person to serve as parliamentarian at any meeting of the corporation. The then current edition Robert's of Rules of Order shall govern the conduct of all meetings

of the corporation when not in conflict with the Declaration, these Bylaws or the Act. All votes shall be tallied by tellers appointed by the President.

ARTICLE III Executive Board

3.1 Number and Qualification. The affairs of the Association shall be governed by an Executive Board. The Executive Board shall be composed of at least three (3) natural persons, all of whom shall be Unit owners or designees of the Declarant.

3.2 Delegation of Powers; Managing Agent. The Executive Board may employ for the Planned Community a "Managing Agent" at a compensation established by the Executive Board. The Managing Agent shall perform such duties and services as the Executive Board shall authorize, including, but not limited to, all of the duties listed in the Act, the Declaration and these Bylaws; provided, however, where a Managing Agent does not have the power to act under the Act, the Declaration or these Bylaws, such duties shall be performed as advisory to the Executive Board. The Executive Board may delegate to the Managing Agent all of the powers granted to the Executive Board by the Act, the Declaration and these Bylaws other than the following powers:

- 3.2.1. to adopt the annual budget and any amendment hereto or to assess any Common Expenses;
- 3.2.2. to adopt, repeal or amend Rules and Regulations;
- 3.2.3. to designate signatories on corporate bank accounts;
- 3.2.4. to borrow money on behalf of the corporation;
- 3.2.5. to acquire and mortgage Units;

Any contract with the Managing Agent must provide that it may be terminated with cause on no more than thirty days written notice and without cause on no more than ninety days written notice. The term of any such contract may not exceed one year.

3.3. Election and Term of Office

3.3.1. At the annual meeting of the corporation, the election of members of the Executive Board shall be held. The term of office of any Executive Board member to be elected (except as set forth in Sections 2.4.2 and 2.4.3 and 3.5 hereof) shall be fixed at three years. The members of the Executive Board shall hold office until the earlier to occur of the election of their respective successors or their death, adjudication of incompetency, removal, or resignation. An Executive Board member may serve an unlimited number of terms and may succeed himself.

3.3.2. Persons qualified to be members of the Executive Board may be nominated for election only as follows:

- a) Any Unit Owner may submit to the Secretary at least thirty (30) days before the meeting at which the election is to be held a nominating petition signed by Unit Owners owning at least ten (10) Units in the aggregate, together with a statement that the person nominated is willing to serve on the

Executive Board and a biographical sketch of the nominee. The Secretary shall mail or hand deliver the submitted items to every Unit Owner along with the notice of such meeting; and

b) Nominations may be submitted from the Floor at the meeting at which the election is held for each vacancy on the Executive Board.

3.4. Removal or Resignation of Members of the Executive Board. Except with respect to members designated by the Declarant, at any regular or special meeting of the corporation duly called, any one or more of the members of the Executive Board may be removed with or without cause by Unit Owners entitled to cast a majority of all votes in the Association and a success or may then and thereby elected to fill the vacancy thus created. Any Unit Owner proposing removal of a Board member shall give notice thereof to the Secretary. Any member whose removal has been proposed by a Unit Owner shall be given at least ten (10) days notice by the Secretary of the time, place and purpose of the meeting and shall be given an opportunity to be heard at the meeting. A member of the Executive Board may resign at any time and shall be deemed to have resigned upon transfer of title to his Unit. The Declarant shall have the right to remove and replace any or all members appointed by the Declarant in accordance with the Act.

3.5. Vacancies. Except as set forth in Section 3.4 above with respect to members appointed by the Declarant, vacancies in the Executive Board caused by any reason other than the removal of a member by a vote of Unit Owners shall be filled by a vote of a majority of the remaining members at a special meeting of the Executive Board, held for such purpose promptly after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum. Each person so elected shall be a member of the Executive Board for the remainder of the term of the member being replaced and until a successor shall be elected at the next annual meeting of the Association at which such seat is to be filled upon expiration of the term of his predecessor. In the case of multiple vacancies, the member receiving the greatest number of votes shall be elected for the longest term.

3.6. Organization Meeting. The first meeting of the Executive Board following each annual meeting of the corporation shall be held within ten days thereafter at such time and place as shall be fixed by the President (even if he is the outgoing at President) at the meeting at which such Executive Board shall have been elected, and no notice shall be necessary to the newly elected members of the Executive Board in order legally to constitute such meeting, if a majority of the Executive Board members shall be present at such meeting.

3.7. Regular Meetings. Regular meetings of the Executive Board may be held at such time and place as shall be determined from time to time by a majority of the members, but such meetings shall be held at least every four months during each fiscal year. Notice of regular meetings of the Executive Board shall be given to each member, by mail or telecopy, at least three business days prior to the day named for such meeting.

3.8. Special Meetings. Special meetings of the Executive Board may be called by the President on at least three business days' notice to each member, given by mail or telecopy, which notice shall state the time, place and purpose of the meeting. Special meetings of the Executive Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least two members of the Executive Board.

3.9. Waiver of Notice. Any member may at any time, in writing, waive notice of any meeting of the Executive Board, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member at any meeting of the Executive Board shall constitute a waiver of notice by him of the time, place, and purpose of such meeting. If all members are present at any meeting of the Executive Board, no notice shall be required and any business may be transacted at such meeting.

3.10. Quorum of the Executive Board. A quorum is deemed present throughout any meeting of the Executive Board if persons entitled to cast fifty (50%) percent of the votes on the Board are present at the beginning of the meeting. The votes of a majority of the members present at a meeting at which a quorum is present shall constitute the decision of the Executive Board. If at any meeting of the Executive Board there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice. One or more members of the Executive Board may participate in and be counted for quorum purposes at any meeting by means of conference or similar telephone participating communication equipment by means of which all persons in the meeting can hear each other.

3.11. Compensation. No member of the Executive Board shall receive any compensation from the corporation for acting for as such, but may be reimbursed for any expenses incurred in the performance of his duties.

3.12. Conduct of Meetings. The President shall preside over all meetings of the Executive Board and the Secretary shall keep a minute book of the Executive Board meetings, recording therein all resolutions adopted by the Executive Board and a record of all transactions and proceedings occurring at such meetings. The then current edition of Robert's Rules of Order shall govern the conduct of the meetings of the Executive Board and to the extent not in conflict with the Declaration, these Bylaws, or the Act.

3.13. Action Without Meeting. Any action by the Executive Board required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Executive Board shall individually or collectively consent in writing to such action. Any such written consent shall be filed with the minutes of the proceedings of the Executive Board.

3.14. Validity of Contracts with Interested Executive Board Members. No contract or other transaction between the corporation and one or more of its Executive Board members or between the corporation and any corporation firm or association in which one or more of the Executive Board members are directors or officers, or are financially interested, shall be void or voidable because such Executive Board member or members are present at any meeting of the Executive Board which authorized or approved the contract or transaction or because his or their votes are counted, if the circumstances specified in either of the following subparagraphs exists:

3.14.1. The fact that an Executive Board member is also such a director or officer or has such financial interest is disclosed or known to the Executive Board and is noted in the minutes thereof, and the Executive Board authorizes, approves or ratifies the contract or transaction in good faith by a vote sufficient for the purpose without counting the vote or votes of such Executive Board member or members; or

3.14.2. The contract or transaction is made in good faith and is not unconscionable to the corporation at the time it is authorized, approved, or ratified.

3.15. Inclusion of Interested Board Members in the Quorum. Any Executive Board member holding such director or officer position or having such financial interest in another corporation, firm or association may be counted in determining the presence of a quorum at a meeting of the Executive Board or a committee thereof which authorizes, approves or ratifies a contract or transaction of the type described in Section 3.14 hereof.

ARTICLE IV Officers

4.1. Designation. The principal officers of the Association shall be the President, the Vice President, The Secretary and the Treasurer, all of whom shall be elected by the Executive Board. The Executive Board may appoint an assistant treasurer, an assistant secretary and such other officers as in its judgment may be necessary. The President and Vice President shall be members of the Executive Board. Any other officers may, but need not, be Unit Owners or members of the Executive Board. An officer other than the President may hold more than one office.

4.2. Election of Officers. The officers of the Association shall be elected annually by the Executive Board at the organization meeting of each new Board and shall hold office at the pleasure of the Executive Board.

4.3. Removal of Officers. Upon the affirmative vote of a majority of all members of the Executive Board, any officer may be removed, either with or without cause, and a successor may be elected at any meeting of the Executive Board called for such purpose.

4.4. President. The President shall be the chief executive officer of the corporation, preside at all meetings of the corporation and of the Executive Board and have all of the general powers and duties which are incident to the office of president of a corporation organized under the laws of Pennsylvania including without limitation the power to appoint committees from among the unit owners from time to time as the President may in his discretion decide is appropriate to assist in the conduct of the affairs of the corporation. The President shall cease holding such office at such time as the President ceases to be a member of the Executive Board.

4.5. Vice President. The Vice President shall take the place of the president and perform the duties of the President whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Executive Board shall appoint some other member of the Executive Board to act in the place of the President on an interim basis. The Vice President shall also perform such other duties as shall from time to time be delegated or assigned to the Vice President by the Executive Board or by the President. The Vice President shall cease holding such office at such time as the Vice President ceases to be a member of the Executive Board.

4.6. Secretary. The Secretary shall keep the minutes of all meetings of the corporation and of the Executive Board, have charge of such books and papers as the Executive Board may direct, maintain a register setting forth the place to which all notices to Unit Owners and holders of mortgages on any Units hereunder shall be delivered and, in general, perform all the duties incident to the office of secretary of a corporation organized under the laws of Pennsylvania. The Secretary shall, upon request, provide any person, or cause to be provided to any Person entitled thereto a written statement of or certification the information required to be provided by the corporation pursuant to Sections 5315(h), 5407(a) and 5407(b) of the Act and Sections 5.6 and 5.11 below.

4.7. Treasurer. The Treasurer shall have the responsibility for the safekeeping of corporate funds and securities, be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data and be responsible for the deposit of all monies in the name of the Executive Board, the corporation or the Managing Agent, in such depositories as may from time to time be designated by the Executive Board and, in general, perform all the duties incident to the office of treasurer of a corporation organized under the laws of Pennsylvania.

4.8. Execution of Documents. All agreements, contracts, deeds, leases, checks and other instruments of the corporation for expenditures or obligations in excess of \$5,000 shall be executed by any two officers of the corporation. All such instruments for expenditures or obligations of \$5,000 or less may be executed by any one officer of the corporation.

4.9. Compensation of Officers. No officer who is also a member of the Executive Board shall receive any compensation from the corporation for acting as such officer, but may be reimbursed for any out-of-pocket expenses incurred in performing such officer's duties, provided, however, the Secretary and Treasurer may be compensated for their services if the Executive Board determines such compensation to be appropriate.

ARTICLE V

Common Expenses; Budgets

5.1. Fiscal Year. The fiscal year of the Association shall be the calendar year unless otherwise determined by the Executive Board; provided, however, that the first fiscal Year shall begin upon the recordation of the Declaration.

5.2. Preparation and Approval of Budget.

5.2.1. On or before the first day of November of each year (or sixty days before the beginning of the fiscal year if the fiscal year is other than the calendar year), the Executive Board shall adopt an annual budget for the Association containing an estimate of the total amount considered necessary to pay the cost of maintenance, management, operation, repair and replacement of the Common Elements, and the cost of wages, materials, insurance premiums, services, supplies and other expenses that may be declared to be Common Expenses by the Act, the Declaration, these Bylaws or a resolution of the corporation and which will be required during the ensuing fiscal year for the administration, operation, maintenance and repair of the Property and the rendering of all to the Unit Owners related services. Such budget shall also include such reasonable amounts as the Executive Board considers

necessary to provide working capital, a general operating reserve for contingencies and reserves and replacements.

5.2.2. On or before the next succeeding fifth day of November (or fifty-five days before the beginning of the fiscal year if the fiscal year is other than the calendar year), the Executive Board shall make the budget available for inspection at the Association office and shall send to each Unit Owner a copy of the budget in a reasonably itemized form that sets forth the amount of the Common Expenses. Such budget shall constitute the basis for determining each Unit Owner's assessments for General Common Expenses and Limited Common Expenses for the corporation and shall automatically take effect at the beginning of the fiscal year for which it is adopted, subject to Section 5.8 below.

5.2.3 The Executive Board shall make reasonable efforts to meet the deadlines set forth above, but compliance with such deadlines shall not be a condition precedent to the effectiveness of any budget.

5.3. Assessment and Payment of Common Expenses.

5.3.1. General Common Expenses. The Executive Board shall calculate the monthly assessments for General Common Expenses, as defined in the Declaration, against each Unit by multiplying (a) the total amount of the estimated funds required for the operation of the Property set forth in the budget adopted by the Executive Board for the fiscal year in question, after deducting any income expected to be received from sources other than Common Expense assessments by (b) the Percentage Interest (expressed in decimal form) allocated to such Unit, and dividing the resultant product by (c) the number of calendar months in such fiscal year. Such assessments shall be deemed to have been adopted and assessed annually on a calendar year basis and shall be due and payable no later than January 15 of each year, and shall be a lien against each Unit Owner's Unit as provided in the Act and the Declaration. Within ninety days after the end of each fiscal year, the Executive Board shall prepare and deliver to each Unit Owner and to each record holder of a mortgage on a Unit who has registered an address with the Secretary an itemized accounting of the Common Expenses and funds received during such fiscal year less expenditures actually incurred and sums paid into reserves. Any net shortage with regard to General Common Expenses, after application of such reserves as the Executive Board may determine, shall be assessed promptly against the Unit Owners in accordance with their Percentage Interests and shall be payable in one or more monthly assessments, as the Executive Board may determine.

5.3.2. Reserves. The Executive Board shall build up and maintain reasonable reserves for working capital, operations, contingencies and replacements. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year may be charged first against such reserves. If the reserves are deemed to be inadequate for any reason, including non-payment of any Unit Owner's assessments, the Executive Board may at any time levy further assessments for General Common Expense which shall be assessed against the Unit Owners according to their respective Percentage Interests and shall be payable in one or more monthly assessments as the Executive Board may determine.

5.4. Further Assessments. The Executive Board shall serve notice on all Unit Owners of any further assessments pursuant to Sections 5.3.1, 5.3.2 or otherwise as permitted or required by the Act, the Declaration and these Bylaws by a statement in writing giving the amount and reasons therefor, and such further assessments shall, unless otherwise specified in the notice, become effective with the next annual assessment which is due more than ten days after the delivery of such notice of further assessments. All

Unit Owners so assessed shall be obligated to pay the amount of such assessments. Such assessments shall be a lien as of the effective date as set forth in the preceding Sections 5.3.1 and 5.3.2.

5.5. Initial Budget. At or prior to the time assessment of Common Expenses commences, the Executive Board shall adopt the budget, as described in this Article, for the period commencing on the date the Executive Board determines that assessments shall begin and ending on the last day of the fiscal year during which such commencement date occurs. Assessments shall be levied and become a lien against the Unit Owners during such period as is provided in Section 5.3 above.

5.6. Delivery of Approved Budget and Notice of Capital Expenditure: Effect of Failure to Prepare or Adopt Budget. The Executive Board shall deliver to all Unit Owners copies of each budget approved by the Executive Board and notice of any capital expenditure approved by the Executive Board promptly after each such approval. The failure or delay of the Executive Board to prepare or adopt a budget for any fiscal year shall not constitute a waiver or release in any manner of a Unit Owner's obligation to pay such Unit Owner's allocable share of the Common Expenses as herein provided whenever the same shall be determined and, in the absence of any annual budget or adjusted budget, each Unit Owner shall continue to pay each assessment at the rate established for the previous fiscal year until the new annual or adjusted budget shall have been adopted.

5.7. Accounts: Audits. All sums collected by the Executive Board with respect to assessments the against Unit Owners or from any other source may be commingled into a single fund. All books and records of the Association shall be kept in accordance with good and accepted accounting practices.

5.8. Rejection of Budget: Limitations on Expenditures and Borrowing. Anything herein to the contrary notwithstanding, the corporation, by majority vote of all votes in the corporation, may reject any budget approved or capital expenditure by the Executive Board, within thirty days after approval by the Executive Board. The power of the Executive Board to expend funds, incur expenses or borrow money on behalf of the corporation to the is subject requirement that the consent of Unit Owners entitled to cast at least two-thirds of the votes in the corporation obtained at a meeting duly called and held for such purpose in accordance with the provisions of these Bylaws, shall be required to (i) expend funds or incur expenses that it is reasonably anticipated will cause the aggregate amount of all expenses in the budget (including reserves) to be exceeded by more than 5% of such aggregate amount after taking into account any projected increases in income, and (ii) to borrow money so that loans of the corporation then outstanding would exceed 5% of such aggregate amount.

5.9. Payment of Common Expenses. Each Unit Owner shall pay the Common Expenses and Controlled Facility Expenses (hereafter "Common Expenses") assessed by the Executive Board pursuant to the provisions of this Article V. No Unit Owner may exempt himself from liability for his contribution toward Common Expenses by waiver of the use or enjoyment of any of the Common Elements or by abandonment of his Unit. No Unit Owner shall be liable for the payment of any part of the Common Expenses assessed against his Unit subsequent to the date of recordation of a conveyance by him in fee of such Unit. The purchaser of a Unit shall be jointly and severally liable with the selling Unit Owner for all unpaid assessments against the latter for his proportionate share of the Common Expenses up to the time of such recordation, without prejudice for the purchaser's right to recover from the selling Unit Owner amounts paid by the purchaser therefor; provided, however, that any such purchaser shall be entitled to a statement setting forth the amount of the unpaid assessments against the selling Unit Owner within five

days following a written request therefore to the Executive Board or Managing Agent and such purchaser shall not be liable for any unpaid assessments nor shall the Unit conveyed be subject to a lien for any unpaid assessments with respect to the time period covered by such statement, in excess of the amount therein set forth; and, provided further that, subject to Section 3315(b)(2) of the Act, each record holder of mortgage on a Unit who comes into possession of a Unit by virtue of foreclosure or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, shall take the Unit free of any claims for unpaid assessments or charges against such Unit which accrue prior to the time such holder comes into possession thereof, except for claims for a pro rata share of such assessments or charges resulting from a pro rata reallocation of such assessments to all Units including the mortgaged Unit.

5.10. 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 days after its due date shall accrue a late charge in the amount of five percent of the overdue assessment in addition to interest at the rate of fifteen percent per annum or such other rate as may be determined by the Executive Board.

5.11. Statement of Common Expenses. The Executive Boards shall promptly provide any Unit Owner, contact purchaser or proposed mortgagee so requesting the same in writing with a written statement of all unpaid assessments due for Common Expenses from such Unit Owner. The Executive Board may impose a reasonable charge for the preparation of such statement to cover the cost of its preparation, to the extent permitted by the Act.

ARTICLE VI Compliance and Default

6.1. Relief. Each Unit Owner shall be governed by, and shall comply with, all of the terms of Declaration, these Bylaws, the Rules and Regulations, and the Act, as any of the same may be amended from time to time. In addition to the remedies provided in the Act and the Declaration, a default by a Unit Owner shall entitle the Association, acting through its Executive Board or through the Managing Agent, to the following relief:

6.1.1. Additional Liability. Each Unit Owner shall be liable for the expense of all maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or the act, neglect or carelessness of his tenants, guests, invitees or licensees, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Executive Board. Such liability shall include any increase in casualty insurance premiums occasioned by improper use, misuse, occupancy or abandonment of any Units or its appurtenances. Nothing contained herein, however, shall be construed as modifying any waiver by any insurance company of its rights of subrogation.

6.1.2. Costs and Attorney's Fees. In any proceeding arising out of any alleged default by a Unit Owner, the prevailing party shall be entitled to recover the costs of such proceeding and such reasonable attorney's fees as may be determined by the court.

6.1.3. No Waiver of Rights. The failure of the corporation, the Executive Board or of a Unit Owner to enforce any right, provision, covenant or condition which may be granted by the Declaration, these Bylaws, the Executive Board Rules and Regulations or the Act shall not constitute a waiver of the

right of the corporation, the Executive Board or the Unit Owner to enforce such right, provision covenant or condition in the future. All rights, remedies and privileges granted to the corporation, the Executive Board or any Unit Owner pursuant to any term, provision, covenant or condition of the Declaration these Bylaws, the Rules and Regulations or the Act shall be deemed to be cumulative and the exercise of any one or more thereof shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other privileges as may be granted to such party by the Declaration, these Bylaws, the Rules and Regulations or the Act or at law or in equity.

6.1.4. Abating and Enjoining Violations by Unit Owners. The violation of any of the Executive Board Rules and Regulations adopted by the Executive Board, the breach of any Bylaw contained herein or the breach of any provision of the Declaration or the Act shall give the Executive Board the right, in addition to any other rights: (a) to enter the Unit in which, or as to which, such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof, and the Executive Board shall not thereby be deemed guilty in any manner of trespass; or (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach.

6.1.5 Enforcement: Fines. The Board shall have the power to impose reasonable fines, which shall constitute an assessment against the Unit and, shall be secured by a lien upon the Unit of the violating Owner and may be collected as provided for other assessments according to the Declaration, for violation of any duty imposed under the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder. In the event that any occupant, guest or invitee of a Unit violates the Declaration, By-Laws, or a rule or regulation and a fine is imposed, the fine shall first be assessed against the occupant, guest, or invitee; provided, however, if the fine is not paid by the occupant, guest or invitee within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, By-Laws, or any rule or regulation shall not be deemed a waiver of the right of the Board to do so thereafter. The Board shall not impose a fine(a late charge shall not constitute a fine) unless and until the following procedure is followed:

6.1.5.1 Notice. Prior to imposition of fine hereunder, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation, (ii) the proposed fine to be imposed, (iii) a period of not less than ten (10) days within which the alleged violator may present a written request to the Covenants Committee, if any, or Board of Directors for a hearing; and (iv)a statement that the proposed fine shall be imposed as contained in the notice unless a challenge is begun within ten (10) days of the notice. If a timely challenge is not made, the fine stated in the notices shall be imposed.

6.1.5.2 Hearing. If a hearing is requested within the allotted ten (10) day period, the hearing shall be held in executive session affording the alleged violator a reasonable opportunity to be heard. Proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the fine, if any, imposed. The Board of Directors or the Covenants Committee, as applicable, may, but shall not be obligated to, suspend any proposed fine if the violation is cured within the ten (10) day period. Such suspension shall not constitute a waiver of the right to fine future violations of the same or other provisions and rules by any Person.

6.1.5.3 Appeal. Following a hearing before the Covenants Committee, if any, the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the President, manager, or Secretary of the Association within 30 days after the hearing date.

6.1.5.4. Additional Enforcement Rights. Notwithstanding anything to the contrary herein contained, the Association, acting through the Board of Directors, may elect to enforce any provision of the Declaration, these By-Laws, or the rules and regulations of the Association by suspending an Owner's right to vote or any Person's right to use the Common Elements, or by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the procedure set forth above, except that judicial proceedings shall be instituted before the Association may alter or demolish any items of construction. In any action to enforce the Declaration, these By-Laws, or the Association's rules, to the maximum extent permissible, the Owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorneys fees, actually incurred.

ARTICLE VII Amendments

7.1. Amendments to Bylaws. These Bylaws may be modified or amended only by vote of Unit Owners entitled to cast a majority of the votes in the corporation, except as otherwise expressly set forth herein or in the Act; provided, however, that until the date on which all Declarant-appointed Board members voluntarily or are required to resign pursuant to Article 12 of the Declaration, Section 2.4 and Section 3.1 of the By-Laws, and this Section 7.1 may not be amended without the consent in writing of the Declarant. Additionally, if any amendment is necessary in the judgment of the Executive Board to cure any ambiguity or to correct or supplement any provision of these Bylaws that is defective, missing or inconsistent with any other provision hereof, or with the Act or the Declaration, or if such amendment is necessary to conform to the requirements of the Federal National or the Federal Mortgage Association Home Loan Mortgage Corporation with respect to planned community projects, then at any time and from time to time the Executive Board may effect an appropriate corrective amendment without the approval of the Unit Owners or the holders of any liens on all or any part of the Property, upon receipt by the Executive Board of an opinion from independent legal counsel to the effect that the proposed amendment is permitted by the terms of this sentence.

7.2. Approval of Mortgagees. These Bylaws contain provisions concerning various rights and interests of record holders of mortgages on Units. Such provisions in these Bylaws are to be construed as covenants for the protection of such holders on which they may rely in making loans secured by such mortgages. Accordingly, no amendment or modification of these Bylaws impairing or affecting such rights, priorities, remedies or interests of such a holder shall be adopted without the prior written consent of such holders who have registered an address with the Secretary.

7.3. Amendments to the Declaration. Any two officers or Executive Board members of the corporation may prepare, execute, certify and record amendments to the Declaration on behalf of the Association.

7.4 HUD/VA Rights. HUD/VA has the right to veto amendments while there is a special Declarant.

ARTICLE VIII
Miscellaneous

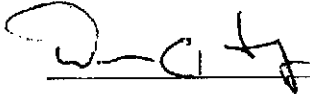
8.1. Notices. All notices, demands, bills, statements or other communications under these Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by regular mail, (i) if to a Unit Owner, at the single address which the Unit Owner shall designate in writing and file with the Secretary or, if no such address is designated, at the address of the Unit of such Owner, or (ii) if to the corporation, the Executive Board or to the Managing Agent, at the principal office of the Managing Agent or at such other address as shall be designated by notice in writing to the Unit Owners pursuant to this Section. If a Unit is owned by more than one Person, each such Person who so designates a single address in writing to the Secretary shall be entitled to receive all notices hereunder


8.2. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these Bylaws or the intent of any provision thereof.


8.3. Gender. The use of the masculine gender in these Bylaws shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include the plural, and vice versa, whenever the context so requires.

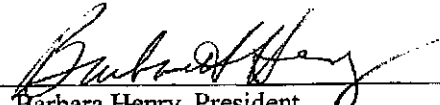
IN WITNESS WHEREOF, we, the Executive Board of the Blossom Hill Association, Inc., have hereunto set our hands this 16th day of February, 2015.

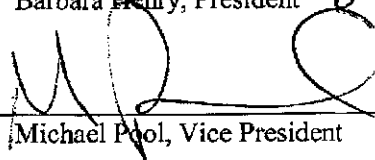
Witness:










Barbara Henry, President


Michael Pool, Vice President


Megan Newman, Secretary

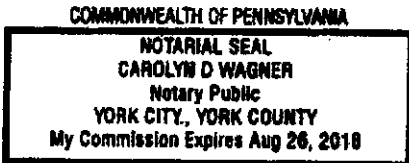
COMMONWEALTH OF PENNSYLVANIA :
:SS
COUNTY OF YORK :

On this, the 16th day of February, 2015, before me, the undersigned officer, personally appeared Barbara Henry, President, Michael Pool, Vice President, and Megan Newman, Secretary, who acknowledged themselves to be the Members of the Executive Board of Blossom Hill Association, Inc., a non-profit corporation, and that they as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as the Members of the Executive Board.

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

Carolyn D. Wagner (SEAL)
Notary Public

My Commission Expires:



Blossom Hill Homeowners Association *R-E*

ALL PROPERTY IN YORK TOWNSHIP

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
600 Bartlett Drive EIBEN JOHN E & JENNIFER L <i>R-E</i>	12600BA	67540005201240000000	
601 Bartlett Drive BB&B INVESTMENTS LLC <i>R-E</i>	12601BA	67540005200920000000	
604 Bartlett Drive BROWN WILLIAM A & LINDA C HAZLETT <i>R-E</i>	12604BA	67540005201250000000	
608 Bartlett Drive SADANG REYNALDO H & MARISOL <i>R-E</i>	12608BA	67540005201260000000	
612 Bartlett Drive SNYDER NATHAN <i>R-E</i>	12612BA	67540005201270000000	
616 Bartlett Drive RODRIGUEZ GIUSEPPE <i>R-E</i>	12616BA	67540005201280000000	07/09/15
620 Bartlett Drive ROSE ROBERT A & CYNTHIA L <i>R-E</i>	12620BA	675400052012 ⁹ 00000000	
624 Bartlett Drive ANILE GIOACCHINO <i>R-E</i>	12624BA	67540005201300000000	
601 Blossom Hill Lane HALLAM KEITH P & JULIE A <i>R-E</i>	12601BL	67540005201450000000	06/04/12
603 Blossom Hill Lane SMITH JEFFREY D <i>R-E</i>	12603BL	67540005201460000000	
605 Blossom Hill Lane THRONE MICHELLE P <i>R-E</i>	12605BL	67540005201470000000	
607 Blossom Hill Lane WEINZIRL PAMELA S <i>R-E</i>	12607BL	67540005201480000000	02/08/12

OWNER SUMMARY AS OF 10/02/2017

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
609 Blossom Hill Lane BAILEY CHARLES N & VIRGINIA S <i>R-E</i>	12609BL	67540005201490000000	
611 Blossom Hill Lane HOFFMAN ALBERT J & ANN E <i>R-E</i>	12611BL	67540005201500000000	03/14/08
613 Blossom Hill Lane WILLIAMS J GEORGE & ROSELEE R <i>R-E</i>	12613BL	67540005201510000000	12/31/11
615 Blossom Hill Lane SMITH JOHN F <i>R-E</i>	12615BL	67540005201520000000	
617 Blossom Hill Lane MILLER WILLIAM J <i>R-E</i>	12617BL	67540005201530000000	
618 Blossom Hill Lane MCCULLOUGH CAROLINE M <i>R-E</i>	12618BL	67540005201150000000	06/18/10
619 Blossom Hill Lane POBGEE PATRICIA <i>R-E</i>	12619BL	67540005201540000000	07/31/08
621 Blossom Hill Lane STONE MEREDITH K <i>R-E</i>	12621BL	67540005201550000000	
622 Blossom Hill Lane SNYDER RICHARD W & KATHLEEN L <i>R-E</i>	12622BL	67540005201140000000	
623 Blossom Hill Lane NEAL JAMES G & FRANCES <i>R-E</i>	12623BL	67540005201560000000	
625 Blossom Hill Lane WOELFEL JOHN JR <i>R-E</i>	12625BL	67540005201570000000	05/25/12
626 Blossom Hill Lane BOASMAN JOHN R & DOROTHY J <i>R-E</i>	12626BL	67540005201130000000	

OWNER SUMMARY

(H)=Owner (P)=Prev Owner (R)=Renter (V)=Developer (*)=No Owner

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
627 Blossom Hill Lane BAER ELLEN M <i>R-E</i>	12627BL	6754000520158000000	
629 Blossom Hill Lane MALDONADO DARLENE F <i>R-E</i>	12629BL	6754000520159000000	
630 Blossom Hill Lane WELLS FARGO BANK N A <i>R-E</i>	12630BL	6754000520112000000	
631 Blossom Hill Lane SMITH WARREN <i>R-E</i>	12631BL	6754000520160000000	
633 Blossom Hill Lane CICCONE KATHLEEN R <i>R-E</i>	12633BL	6754000520161000000	
634 Blossom Hill Lane ELLIS MICHAEL & STEPHANIE <i>R-E</i>	12634BL	6754000520111000000	
635 Blossom Hill Lane STUMP CRAIG E & CAROL J <i>R-E</i>	12635BL	6754000520162000000	
637 Blossom Hill Lane DESOUZA DANIEL T & MABEL A TRUSTEES <i>R-E</i>	12637BL	6754000520163000000	
638 Blossom Hill Lane ODUM CLAYTON G <i>R-E</i>	12638BL	6754000520110000000	07/08/09
639 Blossom Hill Lane SMITH LYNNETTE <i>R-E</i>	12639BL	6754000520164000000	
641 Blossom Hill Lane MARKLE KENNETH L & EILEEN S <i>R-E</i>	12641BL	6754000520165000000	11/10/11
642 Blossom Hill Lane BABCOCK DEVIN T <i>R-E</i>	12642BL	6754000520109000000	
643 Blossom Hill Lane KILGORE D WILLIAM <i>R-E</i>	12643BL	6754000520032000000	

OWNER SUMMARY

(H)=Owner (P)=Prev Owner (R)=Renter (V)=Developer (*)=No Owner

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
648 Blossom Hill Lane MARTIN KIMBERLY D <i>R-E</i>	12648BL	67540005200770000000	
652 Blossom Hill Lane WISE KATHRYN F <i>P-E</i>	12652BL	67540005200760000000	
655 Blossom Hill Lane BERNARD ALLAN F & JANICE I <i>R-E R-E</i>	12655BL	67540005200340000000	
656 Blossom Hill Lane TAYLOR RICHARD TROY & AMANDA E <i>R-E</i>	12656BL	67540005200750000000	11/28/08
660 Blossom Hill Lane MCKIBBEN JOHN L <i>R-E</i>	12660BL	67540005200740000000	
661 Blossom Hill Lane MAKO JULIA <i>R-E</i>	12661BL	67540005200350000000	
664 Blossom Hill Lane REDELBERGER ROBERT E & DEBBIE L <i>R-E</i>	12664BL	67540005200730000000	10/12/07
667 Blossom Hill Lane SAMUELSEN STEVEN L <i>R-E</i>	12667BL	67540005200360000000	08/15/14
668 Blossom Hill Lane ZORBAUGH MICHAEL E SR & BRENDA A <i>R-E</i>	12668BL	67540005200720000000	
672 Blossom Hill Lane MURPHY PATRICK & WENDY L <i>R-E R-E</i>	12672BL	67540005200710000000	
673 Blossom Hill Lane JACOBY DONALD J & JANET J <i>R-E R-E</i>	12673BL	67540005200370000000	12/27/12
676 Blossom Hill Lane BROWN PAUL J & OKSANA <i>R-E R-E</i>	12676BL	67540005200700000000	12/15/14

OWNER SUMMARY

(H)=Owner (P)=Prev Owner (R)=Renter (V)=Developer (*)=No Owner

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
679 Blossom Hill Lane HAKE GLORIA J <i>R-E</i>	12679BL	6754000520038000000	
680 Blossom Hill Lane BROWN PAUL J & OKSANA O <i>R-E R-E</i>	12680BL	6754000520069000000	
684 Blossom Hill Lane ROHRBAUGH BRIAN M & NATASHA L <i>R-E P-E</i>	12684BL	6754000520068000000	10/16/09
685 Blossom Hill Lane VANFLEET DORI ANN <i>R-E</i>	12685BL	6754000520039000000	
688 Blossom Hill Lane CORONEOS ANDREW N <i>R-E</i>	12688BL	6754000520067000000	
691 Blossom Hill Lane SMOLINSKI JAROSLAW <i>R-E</i>	12691BL	6754000520040000000	
692 Blossom Hill Lane TURNBAUGH HOWARD P <i>R-E</i>	12692BL	6754000520066000000	
697 Blossom Hill Lane SALAMON NICOLE T & HOLMES SAMUEL M <i>R-E R-E</i>	12697BL	6754000520041000000	
700 Blossom Hill Lane LLOYD JASON E & JILL L <i>R-E R-E</i>	12700BL	6754000520064000000	
703 Blossom Hill Lane CHURCH AMBYRE C <i>R-E</i>	12703BL	6754000520042000000	08/28/09
704 Blossom Hill Lane GILBERT ALEXANDER D & MARY C <i>R-E R-E</i>	12704BL	6754000520063000000	07/30/09
708 Blossom Hill Lane BROWN PAUL & OKSANA <i>R-E R-E</i>	12708BL	6754000520062000000	09/27/12

OWNER SUMMARY

(H)=Owner (P)=Prev Owner (R)=Renter (V)=Developer (*)=No Owner

STREET ADDRESS	ACCOUNT	LOT/UNIT NUMBER	DATE SETTLED
709 Blossom Hill Lane HENRY DENNIS C & BARBARA H <i>RE</i>	12709BL	67540005200430000000	
712 Blossom Hill Lane LEHMAN STEPHEN H & RITA M <i>RE</i>	12712BL	67540005200610000000	
715 Blossom Hill Lane KULESZA ZACHARY J & RENEE M <i>RE</i>	12715BL	67540005200440000000	
716 Blossom Hill Lane WALTON MULLEN C III & KATEY R <i>RE</i>	12716BL	67540005200600000000	01/11/08
720 Blossom Hill Lane RUPPERT KAREN S <i>RE</i>	12720BL	67540005200590000000	
721 Blossom Hill Lane VERZI CAROLYN L <i>RE</i>	12721BL	67540005200450000000	
724 Blossom Hill Lane KIRKWOOD STEVEN C & ROXANNE M <i>RE</i>	12724BL	67540005200580000000	
727 Blossom Hill Lane DUKE KELLY J <i>RE</i>	12727BL	67540005200460000000	
728 Blossom Hill Lane HASHBARGER JENNIFER <i>RE</i>	12728BL	67540005200570000000	
732 Blossom Hill Lane LEAKE JONATHAN A & VERONICA G <i>RE</i>	12732BL	67540005200560000000	12/20/11
733 Blossom Hill Lane ROSS CHRISTOPHER D <i>RE</i>	12733BL	67540005200470000000	03/29/10
736 Blossom Hill Lane CAMPOS JAVIER GOMEZ <i>RE</i>	12736BL	67540005200550000000	

OWNER SUMMARY

(H)=Owner (P)=Prev Owner (R)=Renter (V)=Developer (*)=No Owner

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
739 Blossom Hill Lane BROOKS JASON O & KELLI A THRASHER	12739BL	67540005200480000000	
740 Blossom Hill Lane BRACKETT WILLIAM C & DIANE L	12740BL	67540005200540000000	
744 Blossom Hill Lane BISHOP W EDWIN JR	12744BL	67540005200530000000	
745 Blossom Hill Lane GRETHER ADRIAN & MEGAN	12745BL	67540005200490000000	04/24/09
748 Blossom Hill Lane PIERCE BARBARA A	12748BL	67540005200520000000	02/14/11
751 Blossom Hill Lane ZINN HEATHER J	12751BL	67540005200500000000	
752 Blossom Hill Lane NOLL DALE L	12752BL	67540005200280000000	
756 Blossom Hill Lane SNYDER WESLEY D & KATHLEEN S	12756BL	67540005200270000000	05/24/12
759 Blossom Hill Lane MOHR JOSEPH M	12759BL	67540005201660000000	
761 Blossom Hill Lane LUCKENBAUGH JAN R	12761BL	67540005201670000000	
762 Blossom Hill Lane CRAIG JARED C & GINA M	12762BL	67540005200110000000	06/18/10
763 Blossom Hill Lane SPRENKLE JODI L	12763BL	67540005201680000000	
765 Blossom Hill Lane POOL MICHAEL R & ALISSA S	12765BL	67540005201690000000	12/14/11

OWNER SUMMARY AS OF 07/30/15

(H)=Owner (P)=Prev Owner (R)=Renter (V)=Developer (*)=No Owner

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
767 Blossom Hill Lane SPRENKLE ANDREA E & ELDEN L	12767BL	67540005201700000000	
768 Blossom Hill Lane WHITTAKER PERRY A	12768BL	67540005200100000000	
769 Blossom Hill Lane SHANKLE HAROLD B & MARY LOUISE	12769BL	67540005201710000000	
771 Blossom Hill Lane MTIMET MICHELLE D	12771BL	67540005201720000000	11/30/07
773 Blossom Hill Lane ORTIZ JOSE R JR & LESLEY C	12773BL	67540005201730000000	
774 Blossom Hill Lane DOERFLER ROBERT F & MONICA A	12774BL	67540005200090000000	
775 Blossom Hill Lane FERNER JAMES F & NANCY J	12775BL	67540005201740000000	
777 Blossom Hill Lane SOMERS FAYE L	12777BL	67540005201750000000	
779 Blossom Hill Lane RUTT CAROL A	12779BL	67540005201760000000	03/23/12
780 Blossom Hill Lane YOUNG ALEC & EMILY	12780BL	67540005200080000000	10/10/11
781 Blossom Hill Lane SMITH THERESA L	12781BL	67540005201770000000	

OWNER SUMMARY

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
783 Blossom Hill Lane GRIM GLENDA M <i>R-E</i>	12783BL	67540005201780000000	
785 Blossom Hill Lane SAGER KENNETH L & VASANA <i>R-E</i>	12785BL	67540005201790000000	11/21/08
786 Blossom Hill Lane WHITTAKER NATHAN P <i>R-E</i>	12786BL	67540005200070000000	11/30/07
787 Blossom Hill Lane SHEAFFER MARY E <i>R-E</i>	12787BL	67540005201800000000	
789 Blossom Hill Lane FLEHARTY WARD W III & COLLEEN M <i>R-E</i>	12789BL	67540005201810000000	04/22/15
791 Blossom Hill Lane CLARK ORLAND P <i>R-E</i>	12791BL	67540005201820000000	
793 Blossom Hill Lane SNYDER BARBARA L <i>R-E</i>	12793BL	67540005201830000000	
795 Blossom Hill Lane DIEDERICH ANTHONY J SR <i>R-E</i>	12795BL	67540005201840000000	
797 Blossom Hill Lane KEENY BONNIE L <i>R-E</i>	12797BL	67540005201850000000	
799 Blossom Hill Lane MORSE JOHN M & SHIRLEY G <i>R-E</i>	12799BL	67540005201860000000	08/23/13
600 Butterfly Circle MOFFITT AMY L <i>R-E</i>	12600BU	67540005201230000000	

OWNER SUMMARY

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
601 Butterfly Circle VERA DEIRDRE SULLIVAN R-E	12601BU	67540005201030000000	06/30/10
602 Butterfly Circle BACKUS WILLIAM F & KAREN E R-E	12602BU	67540005201220000000	
603 Butterfly Circle TAYLOR JOHN W JR R-E	12603BU	67540005201040000000	
604 Butterfly Circle BURTNER COLIN N & ALIKI TSOUKALOS R-E	12604BU	67540005201210000000	03/15/11
605 Butterfly Circle SMITH NICOLE L R-E	12605BU	67540005201050000000	04/29/09
606 Butterfly Circle BRACKEN ROBERT W & VICKY R-E	12606BU	67540005201200000000	
607 Butterfly Circle FIELDS CHRISTOPHER G R-E	12607BU	67540005201060000000	07/10/15
608 Butterfly Circle MILLER SUSAN ELIZABETH R-E	12608BU	67540005201190000000	
609 Butterfly Circle OCAMPO MARY JOY & JOEL JOHN CASTRO R-E	12609BU	67540005201160000000	09/16/14
610 Butterfly Circle VERSINO ANTHONY J JR R-E	12610BU	67540005201180000000	
611 Butterfly Circle MTIMET MOHAMED & MICHELLE D R-E	12611BU	67540005201170000000	
92 Fruitlyn Drive EDWARDS CHRISTOPHER D & MARY G R-E	1292FR	67540005201870000000	

OWNER SUMMARY

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
602 Harvest Drive AGRISS STEVEN E & KWI YE <i>R-E R-E</i>	12602HA	67540005200910000000	
604 Harvest Drive MILLER TIMOTHY E & CHRISTINE A <i>R-E R-E</i>	12604HA	67540005200900000000	
606 Harvest Drive ROBERTS AARON M & SARAH E <i>R-E R-E</i>	12606HA	67540005200890000000	06/10/10
608 Harvest Drive Frederick and Vanessa Weinlein (H) <i>R-E R-E</i>	12608HA	67540005200880000000	
610 Harvest Drive BROWN OKSANA & PAUL <i>R-E R-E</i>	12610HA	67540005200870000000	10/13/14
611 Harvest Drive DEFABIO MICHELLE E <i>R-E</i>	12611HA	67540005200930000000	
612 Harvest Drive MYERS SCOTT R. & DONNA J <i>R-E R-E</i>	12612HA	67540005200860000000	
613 Harvest Drive WILSON LUKE & REBECCA H <i>R-E E-E</i>	12613HA	67540005200940000000	01/01/12
614 Harvest Drive GARRISON GABRIEL P & ANNETTE L <i>R-E R-E</i>	12614HA	67540005200850000000	
615 Harvest Drive OCKENHOUSE TOBIAS L & SARA KIMBERLY <i>R-E R-E</i>	12615HA	67540005200950000000	
616 Harvest Drive DOLL BENJAMIN D <i>R-E</i>	12616HA	67540005200840000000	
617 Harvest Drive SON YONG HUAN & MI YOUNG <i>R-E R-E</i>	12617HA	67540005200960000000	03/31/09
618 Harvest Drive ROBERTO MICHAEL A & CATHERINE E <i>R-E R-E</i>	12618HA	67540005200830000000	

OWNER SUMMARY

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
619 Harvest Drive COLEMAN KELLY E <i>R-E</i>	12619HA	67540005200970000000	
620 Harvest Drive HOULE DANIEL J <i>R-E</i>	12620HA	67540005200820000000	
621 Harvest Drive LAWRENCE COLLEEN <i>R-E</i>	12621HA	67540005200980000000	09/12/08
622 Harvest Drive KREBS KEVIN D & MARCI L <i>R-E</i>	12622HA	67540005200810000000	
623 Harvest Drive MALONE TIMOTHY P & CHRISTINE C <i>R-E</i>	12623HA	67540005200990000000	
624 Harvest Drive HOLSINGER JANE M <i>R-E</i>	12624HA	67540005200800000000	
625 Harvest Drive POOL MICHAEL R <i>R-E</i>	12625HA	67540005201000000000	
626 Harvest Drive SCHANBERGER SCOTT A & WENDY D <i>R-E</i>	12626HA	67540005200790000000	
627 Harvest Drive ALEX JOSEPH T & CAROL L <i>R-E</i>	12627HA	67540005201010000000	
628 Harvest Drive BIRKELAND JOHN O & GRETCHEN K <i>R-E</i>	12628HA	67540005200780000000	10/31/07
629 Harvest Drive WARD REBECCA B <i>R-E</i>	12629HA	67540005201020000000	
631 Harvest Drive RIVERA JOSEFINA & ESCOLIN MARK E <i>R-E</i>	12631HA	67540005201070000000	11/21/14
633 Harvest Drive NEWMAN MARK A & MEGAN O <i>R-E</i>	12633HA	67540005201080000000	09/16/11

OWNER SUMMARY

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
650 Harvest Drive MATTIKO DENNIS M & CHRISTINE C <i>R-E</i>	12650HA	67540005200310000000	
654 Harvest Drive EVELER CANDICE <i>R-E</i>	12654HA	67540005200300000000	05/22/08
658 Harvest Drive CRIVARO JAMES L <i>R-E</i>	12658HA	67540005200290000000	
662 Harvest Drive YINGER KENNETH D II <i>R-E</i>	12662HA	67540005200510000000	
605 Misty Hill Lane WILHIDE CRAIG <i>R-E</i>	12605MI	67540005200160000000	10/04/11
607 Misty Hill Lane THORNTON CANDIS <i>R-E</i>	12607MI	67540005200170000000	
609 Misty Hill Lane FRUTCHEY DONALD A & WANDA S <i>R-E R-E</i>	12609MI	67540005200180000000	
610 Misty Hill Lane MILLER TODD B & LISA A <i>R-E</i>	12610MI	67540005200140000000	
611 Misty Hill Lane WAY ANDREW P <i>R-E</i>	12611MI	67540005200190000000	
613 Misty Hill Lane SMITH TROY CHRISTOPHER P <i>R-E</i>	12613MI	67540005200200000000	03/16/12
614 Misty Hill Lane VELAZCO ALFREDO ORTEGA <i>R-E</i>	12614MI	67540005200130000000	11/30/12
615 Misty Hill Lane GLUSCO PAUL A & CRYSTAL L <i>R-E</i>	12615MI	67540005200210000000	05/29/15
617 Misty Hill Lane NANNA LOUIS C JR & TIFFANY M <i>R-E</i>	12617MI	67540005200220000000	12/04/09

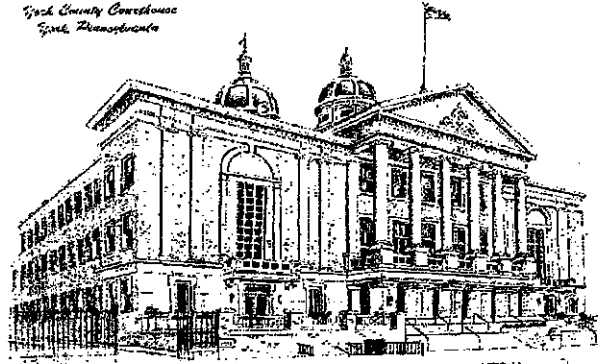
OWNER SUMMARY

(H)=Owner (P)=Prev Owner (R)=Renter (V)=Developer (*)=No Owner

STREET ADDRESS	ACCOUNT NUMBER	LOT/UNIT NUMBER	DATE SETTLED
618 Misty Hill Lane UREY JILL L & MEHL AMY M TRUSTEES <i>R-E-TR R-E-TR</i>	12618MI	67540005200120000000	08/02/12
619 Misty Hill Lane THORNLEY STEVEN COMER <i>R-E</i>	12619MI	67540005200230000000	
621 Misty Hill Lane SMITH SCOTT L <i>R-E</i>	12621MI	67540005200240000000	
623 Misty Hill Lane NAGLE BERNARD F & YVONNE M <i>R-E R-E</i>	12623MI	67540005200250000000	
625 Misty Hill Lane THOMPSON BRITTANY N <i>R-E</i>	12625MI	67540005200260000000	10/30/09

Total Properties Listed: 164

York County Courthouse
York, Pennsylvania



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

Randi L. Reisinger - Recorder
Bradley G. Daugherty - Deputy

Instrument Number - 2017046840
Recorded On 10/11/2017 At 2:52:53 PM

Book - 2442 Starting Page - 5383
* Total Pages - 33

* Instrument Type - BY-LAWS

Invoice Number - 1252009

* Grantor - BLOSSOM HILL ASSOCIATION INC

* Grantee - BLOSSOM HILL ASSOCIATION INC

User - MLC

* Received By: COUNTER

* Customer - BLOSSOM HILL HOMEOWNERS ASSOCIATION

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$313.00
PIN NUMBER FEES	\$1,640.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$1,958.50

PARCEL IDENTIFICATION NUMBER

54000520124000000
54000520092000000
54000520125000000
54000520126000000
Total Parcels: 164

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



Randi L. Reisinger
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.

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