

Prepared by and Return to:
Aaron S. Marines, Esquire
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101 North Pointe Blvd
Suite 202
Lancaster, PA 17601
717-293-9293

Tax Parcel - see attached Exhibit A

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS AND
ESTABLISHMENT OF HOMEOWNERS ASSOCIATION
FOR TAYLOR ESTATES IV, LOCATED IN WINDSOR
TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

This First Amendment is made this 17th day of October, 2023, by the **EXECUTIVE BOARD OF THE TAYLOR ESTATES IV HOMEOWNERS ASSOCIATION** (the "Executive Board").

A. Pursuant to a certain "Declaration of Covenants, Conditions, and Restrictions and Establishment of Homeowners Association for Taylor Estates IV, located in Windsor Township, York County, Pennsylvania" dated June 16, 2006 and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 1832, page 7954, (the "Declaration") the Declarant submitted certain real estate described in the Declaration to the provisions of the Uniform Planned Communities Act, 68 Pa. C.S.A. §5101 et seq., as amended (the "Act"), and created a Planned Community known as "Taylor Estates IV" (the "Planned Community"). The Planned Community is located in Windsor, York County, Pennsylvania.

B. Pursuant to Section 11.10 of the Declaration and Section 5319(a) of the Act, the Declaration may be amended with the approval of sixty-seven percent (67%) of all Lot Owners.

C. The Secretary of the Executive Board certifies that the required approvals have been obtained with respect to this First Amendment to Declaration.

NOW, THEREFORE, intending to be legally bound, the Declaration is amended as follows:

1. Section 8.04(d) of the Declaration is deleted in its entirety and replaced with the following:

The Board of Directors of the Association may fix the Annual Assessment against each Lot. The Board may increase the Annual Assessment only with the approval of a majority of Lot Owners in attendance at a regular or special meeting of the Association, duly

Exhibit A
Property Identification Numbers, Street Addresses and Owner's Names

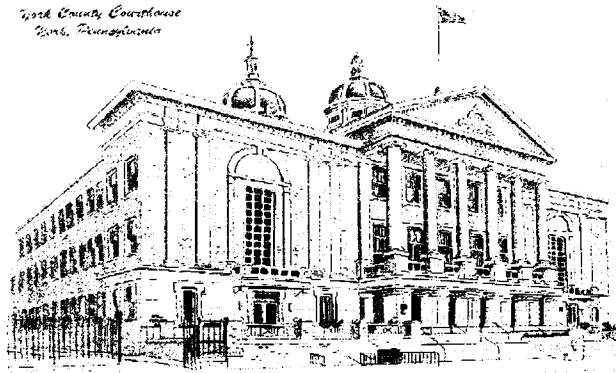
All properties are located in Windsor Township

<u>Parcel ID Number</u>	<u>Street Address</u>	<u>Owner(s)</u>
Mother Parcel ID Numbers::		
53000IK00730000000	Nugent Way	Gemcraft Homes Forest Hill LLC
53000IK00760000000	Freysville Road	Gemcraft Homes Forest Hill LLC
Unit Parcel ID Numbers:		
53-000-33-0101.00-00000	1015 Nugent Way	Kevin M. & Nicol O. Crockett
53-000-33-0102.00-00000	1025 Nugent Way	Sarah A. & Joshua R. Roi
53-000-33-0103.00-00000	1035 Nugent Way	Daniel L. Strausbaugh & Tina E. Houck
53-000-33-0104.00-00000	1045 Nugent Way	Robert R. & Dawn M. Dunn
53-000-33-0105.00-00000	1055 Nugent Way	Michael & Priscilla W. Abney
53-000-33-0106.00-00000	1410 Nugent Way	Joey L. & Joanie D. Fauth
53-000-33-0107.00-00000	1400 Nugent Way	Saloua El Gharib & Anoiar Biessar
53-000-33-0108.00-00000	1390 Nugent Way	Stephen M. Ensor, Jr.
53-000-33-0109.00-00000	1380 Nugent Way	Alena Zhukouskaya & Cevat Sezer
53-000-33-0110.00-00000	1370 Nugent Way	Jermaine Anthony & Melinda F. Foster
53-000-33-0111.00-00000	1360 Nugent Way	Cynthia Schelhorn
53-000-33-0112.00-00000	1350 Nugent Way	Wayne M. Santoro, Jr. & Kayla M. Santoro
53-000-33-0113.00-00000	1340 Nugent Way	Michael & Katherine Brown
53-000-33-0114.00-00000	1330 Nugent Way	Laurence & Christine Keehner
53-000-33-0115.00-00000	Lot 15, Nugent Way	Taylor Estates IV HOA
53-000-33-0116.00-00000	1310 Nugent Way	Brian D. & Jill Kratz
53-000-33-0117.00-00000	1300 Nugent Way	Michael Robert & Nicole Marie Marjomaa
53-000-33-0118.00-00000	1290 Nugent Way	David J. & Mary C. Cox
53-000-33-0119.00-00000	1280 Nugent Way	Danny Clinton Smith, II & Casey Nicole Smith
53-000-33-0120.00-00000	1260 Nugent Way	Todd Edwin & Wendy S. Barshinger
53-000-33-0121.00-00000	1250 Nugent Way	Paul Jones & Kelly Edwards
53-000-33-0122.00-00000	1240 Nugent Way	Timothy M. & Jessica R. Coppersmith
53-000-33-0123.00-00000	1230 Nugent Way	Jason & Kelly Ridgway
53-000-33-0124.00-00000	1220 Nugent Way	Paul L. & Kari M. Hively
53-000-33-0125.00-00000	1210 Nugent Way	Patricia A. Love
53-000-33-0126.00-00000	1200 Nugent Way	Robin R. Ruby

53-000-33-0127.00-00000	1190 Nugent Way	James K. McBride & Caroline M. Cosby
53-000-33-0128.00-00000	1180 Nugent Way	Travis & Laura Smith
53-000-33-0129.00-00000	1170 Nugent Way	Christopher C. Adams
53-000-33-0130.00-00000	1160 Nugent Way	Vasilios & Courtney Hatzinikolas
53-000-33-0131.00-00000	1150 Nugent Way	Robert Owens, Jr.
53-000-33-0132.00-00000	1140 Nugent Way	Linette D. Colon & Misael A. Falcon
53-000-33-0133.00-00000	1130 Nugent Way	Paul Eugene & Renee Marie Dormer
53-000-33-0134.00-00000	1120 Nugent Way	Timothy E. & Helen E. Etner
53-000-33-0135.00-00000	1110 Nugent Way	Monique Smith
53-000-33-0136.00-00000	950 Chardrie Drive	Criag Benny Smith & Sauntee Reese
53-000-33-0137.00-00000	920 Chardrie Drive	Beverly & Larry Fillmore
53-000-33-0138.00-00000	910 Chardrie Drive	Ronald C. & Erica S. Joyner
53-000-33-0139.00-00000	900 Chardrie Drive	Austin S. & Deborah L. Adams
53-000-33-0140.00-00000	915 Chardrie Drive	Richard F. & Darlene M. Williams
53-000-33-0141.00-00000	935 Chardrie Drive	Larry B. & Nikita C. Laws
53-000-33-0142.00-00000	1080 Nugent Way	Telana Burke
53-000-33-0143.00-00000	1070 Nugent Way	Brian C. Theodore
53-000-33-0144.00-00000	1060 Nugent Way	Shavonda Henry
53-000-33-0145.00-00000	1050 Nugent Way	Lolita M. Williams
53-000-33-0146.00-00000	1040 Nugent Way	Kevin & Elisa Roeser
53-000-33-0147.00-00000	1030 Nugent Way	Brandon M. & Michelle L. Rhoads
53-000-33-0148.00-00000	1020 Nugent Way	Oyelola L. & Olaniyi A. Morin
53-000-33-0149.00-00000	1010 Nugent Way	Eric A. & Christina S. Courtright
53-000-33-0150.00-00000	1000 Nugent Way	Garth Thomas Brady & Stephen J. Young
53-000-33-0151.00-00000	1385 Nugent Way	Darrell Smith
53-000-33-0152.00-00000	1365 Nugent Way	George F. Shackelford
53-000-33-0153.00-00000	1355 Nugent Way	Roger B. Milton
53-000-33-0154.00-00000	1345 Nugent Way	Alexandra & Matthew Speights
53-000-33-0155.00-00000	1335 Nugent Way	Brian C. & Kimberly Rajotte
53-000-33-0156.00-00000	1305 Nugent Way	Robin M. & Siafia B. Dennis
53-000-33-0157.00-00000	1285 Nugent Way	Andrew & Danielle Rager
53-000-33-0158.00-00000	1585 Pleader Lane	Dwan & Stephanie Gamble
53-000-33-0159.00-00000	1575 Pleader Lane	Ralph F. Jones, Jr. & Ernestine Holley Jones
53-000-33-0160.00-00000	1565 Pleader Lane	Adrienne Rogers
53-000-33-0161.00-00000	1555 Pleader Lane	Brian W. & Kelsey L. Benner
53-000-33-0162.00-00000	1545 Pleader Lane	Latasha Shanique Sutton
53-000-33-0163.00-00000	1535 Pleader Lane	Mark Richard & Jennifer A. Ahlers
53-000-33-0164.00-00000	1510 Pleader Lane	Terrent B. Small, Jr. & Cynthia Folashade
53-000-33-0165.00-00000	1520 Pleader Lane	James U. & Deborah Ann Matz
53-000-33-0166.00-00000	1530 Pleader Lane	Calvin W. & Tanisha Williams
53-000-33-0167.00-00000	1540 Pleader Lane	Bernard M. Fitchett, Jr. & Nicole N. Fitchett

53-000-33-016800-00000	1550 Pleader Lane	Brandon R. Pankiewicz & Lindsay V. Corbo
53-000-33-0169.00-00000	1560 Pleader Lane	Grant E. & Ashley A. Sipe
53-000-33-0170.00-00000	1570 Pleader Lane	Benjamin Matthew & Meaghan Nicole Gehret
53-000-33-0171.00-00000	1580 Pleader Lane	Courney M. Duross & Cody Santiago
53-000-33-0172.00-00000	1590 Pleader Lane	Edward F. Dabney & Angelea M. Jones
53-000-33-0173.00-00000	1255 Nugent Way	James Keiser, Jr.
53-000-33-0174.00-00000	1235 Nugent Way	Tarsha L. Holmes & Jafar Taru
53-000-33-0175.00-00000	1205 Nugent Way	David Sims
53-000-33-0176.00-00000	1195 Nugent Way	Alaric Soto & Wendy P. Taylor
53-000-33-0177.00-00000	1185 Nugent Way	Tammy Whitley
53-000-33-0178.00-00000	1175 Nugent Way	Christopher J. & Elizabeth E. Smith
53-000-33-0179.00-00000	1165 Nugent Way	Arthur E. Lewis, Jr. & Teaira S. Lewis
53-000-33-0180.00-00000	1155 Nugent Way	Mark A. & Lorie E. Erikson
53-000-33-0181.00-00000	1145 Nugent Way	Timothy & Samantha Smith
53-000-33-0182.00-00000	1135 Nugent Way	Gerard Lashley & Modestia L. Fournillier
53-000-33-0183.00-00000	1115 Nugent Way	Anuradha Sharma
53-000-33-0184.00-00000	1085 Nugent Way	Kenneth E. Lejk & Cynthia E. Stafford
53-000-33-0185.00-00000	1075 Nugent Way	James R. & Courtney C. Ashby
53-000-33-0186.00-00000	Lot 86, Nugent Way	Taylor Estates IV HOA
53-000-33-0188.00-00000	Lot 88, Chardrie Dr.	Joan A. Sheets

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 - 2023041941

Book - 2802 Starting Page - 8615

Recorded On 10/27/2023 At 2:10:22 PM

* Total Pages - 4

* Instrument Type - AMENDMENT OF DECLARATION

Invoice Number - 1558547

* Grantor - TAYLOR ESTATES HOMEOWNERS ASSOCIATION INC

* Grantee - TAYLOR ESTATES HOMEOWNERS ASSOCIATION INC

User - TMC

* Received By: ERECORD

* Customer - RUSSELL, KRAFFT & GRUBER, LLP

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$13.00
PIN NUMBER FEES	\$10.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$28.50

PARCEL IDENTIFICATION NUMBER

23000NH0156B000000

Total Parcels: 1

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: 2802 Page: 8618