

PORTLAND COURT CONDO ASSOCIATION
An Amendment to ARTICLE IX USE RESTRICTIONS
Section 1
Restriction of the Sale of Units to Investors

Under ARTICLE IX entitled "USE RESTRICTIONS" of the Portland Court Condominiums By-Laws, "The Executive Board with the approval of a majority of the Association Members may restrict the sale of Units to Investors. Number of Units allowed to be purchased for the purpose of investing to be determined by the Executive Board and the approval of the majority of Association Members."

In order to maintain a high level of owner tenants within the Association, the Board hereby restricts the number of units owned by non-tenants to the current number of six (6) units. These units are deemed to be "grandfathered in", as the individual purchase of those particular units occurred prior to the institution of this amendment. A list of the six owners and the address of the unit that each owns, is maintained by the Board, for current and future reference.

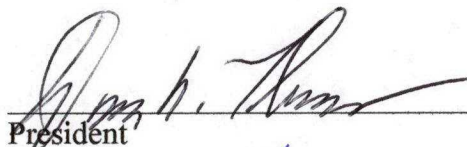
It is also ordered that whenever the current ownership of any and/or all of the six "grandfathered in" units changes ownership, the new owner must be qualified as an owner tenant.

For purposes of understanding of the term "owner tenant", it shall be defined as the person(s) who have acquired ownership of the unit and are listed as property owners in the property deed or the Cumberland County Real Estate tax rolls. In addition to those person(s) who have direct ownership (as defined herein), an "owner tenant" shall also include immediate family members of the person(s) with direct ownership. These include husband; wife; children; father; mother; brother; and sister. Any exception to this definition must be approved by the Executive Board.

Finally, for purposes of this rule, person or persons shall be defined as an individual or individuals and does NOT include any types of corporation, partnership, joint venture, etc.

By Vote of the Executive Board on OCTOBER 2017

Adopted by a Majority of Home Owners 18 to 3, on November 14, 2017



President

DAVID W. THOMAS

PORTLAND COURT CONDO ASSOCIATION

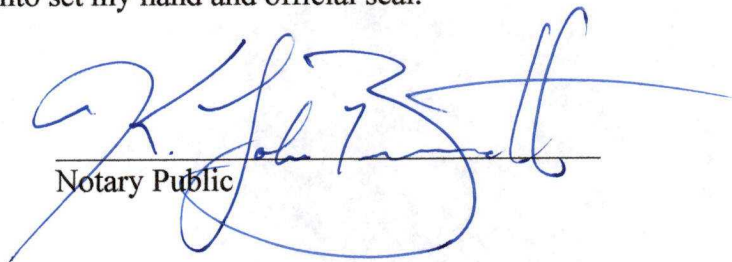
COMMONWEALTH OF PENNSYLVANIA

:
: SS

COUNTY OF CUMBERLAND :

On the 28 day of JULY, 2021, before me, the undersigned officer, personally appeared DAVID W. THOMAS, known to me (or satisfactorily proven) to be the person whose name is subscribed as President of PORTLAND COURT CONDO ASSOCIATION, a Pennsylvania Condominium Association, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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


Notary Public

Commonwealth of PA
NOTARIAL SEAL
K. John Brandt, Notary Public
Upper Allen Twp., Cumberland County
My commission expires Sept. 15, 2021

**TAMMY SHEARER
RECORDER OF DEEDS
CUMBERLAND COUNTY
1 COURTHOUSE SQUARE
CARLISLE, PA 17013
717-240-6370**



Instrument Number - 202128010
Recorded On 8/3/2021 At 10:12:49 AM

* Total Pages - 3

* Instrument Type - AMENDMENT

Invoice Number - 348238 User ID - JMC

* Grantor - PORTLAND COURT CONDO ASSOC

* Grantee - PORTLAND COURT CONDO ASSOC

* Customer - PORTLAND COURT CONDO ASSOC

* **FEE**S

STATE WRIT TAX	\$0.50
RECORDING FEES - RECORDER OF DEEDS	\$11.50
PARCEL CERTIFICATION FEES	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$32.00

Certification Page
DO NOT DETACH
**This page is now part
of this legal document.**

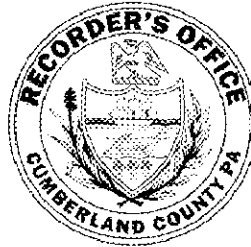
**Cumberland County UPI Certification
On August 3, 2021 By TB**

PARCEL IDENTIFICATION NUMBER

19-22-0519-111

Total Parcels: 1

**I Certify this to be recorded
in Cumberland County PA**



A handwritten signature in black ink, appearing to be "T. Shearer", written over a dotted line.

RECORDER OF DEEDS

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

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