

FIRST AMENDMENT TO THE DECLARATION  
AND BY-LAWS OF PORTLAND COURT  
CONDOMINIUM

AND NOW, this 28<sup>th</sup> day of July, 1989 comes ROBERT D. YENTZER and KEITH E. PEIFER who state that they are the Declarants of the above named Condominium Declaration which was filed in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania in Record Book 363 Page 1047, and desire to amend the terms thereof only as follows:

- 1) Article X is amended as shown in the attached Exhibit "A"; and
- 2) Article XI, Section 12.2 (d) is hereby deleted; and
- 3) The attached drawings labeled as Exhibit "B" are added to the Declaration.

All other terms in said original Declaration are hereby ratified and shall remain in full force and effect.

WITNESS:

*DABLA*

*on to book*

DECLARANTS:

*Robert D. Yentzer*  
ROBERT D. YENTZER

*Keith E. Peifer*  
KEITH E. PEIFER

RECORDED - OFFICE OF THE  
RECORDER OF DEEDS  
CUMBERLAND COUNTY - PA.

89 AUG 2 AM 11 03

LAW OFFICES OF  
KEITH A. BLANK  
1940 Market St.  
Camp Hill, PA 17011  
Phone: (717) 737-2670

BOOK 367 PAGE 338

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF *Cumberland* SS.:

Be it Remembered, that on *July 28th* 1989, before me the subscriber personally appeared Robert D. Yentzer and Keith E. Peifer known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Amended Declaration and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

*Robin M. Wright*  
NOTARY PUBLIC

NOTARIAL SEAL  
Robin M. Wright, Notary Public  
My Commission Expires July 13, 1992  
Silver Spring Twp., PA Cumberland County



- (g) Notice of any default of the Owner of the Unit which is the subject of the mortgage, where such default is not cured by the Unit Owner within thirty (30) days after said obligation becomes due. Said notice must be sent to the permitted mortgage holder within 60 days of said due date.
- (h) The right to examine the books and records of the Executive Board at any reasonable time;
- (i) Notice of any decision by the Executive Board to hire professional management of the Property.

The request of the mortgagee or its servicer shall specify which of the above times it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Executive Board. The Executive Board need not inquire into the validity of any request made by a mortgagee hereunder and in the event of multiple requests from the purported mortgagees of the same Unit, the Executive Board shall honor the most recent request received.

Failure to comply with the requirements set forth above shall in no way invalidate the otherwise proper action of the Association and the Executive Board.

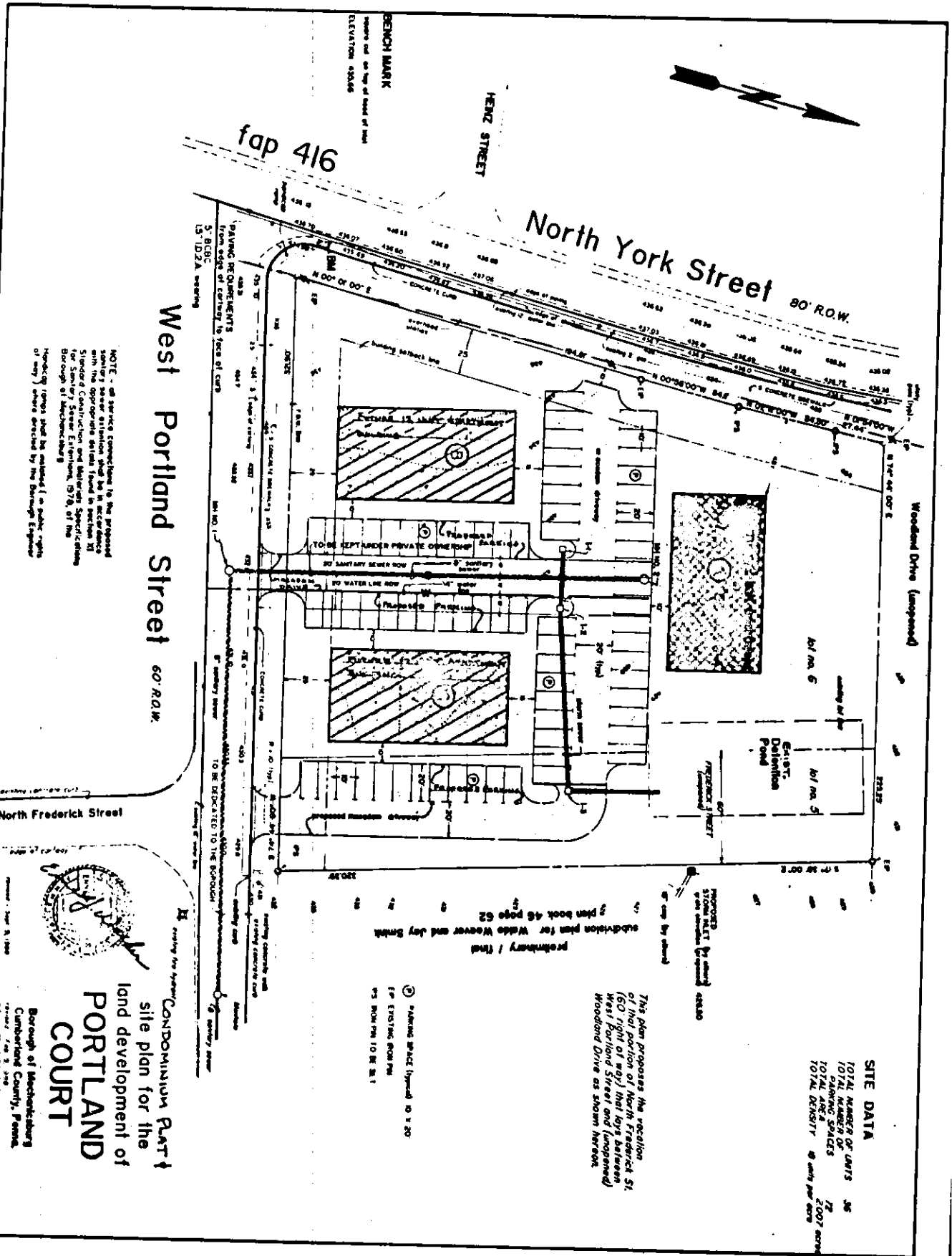
## ARTICLE XI

### DECLARANT'S RIGHTS

#### Section 12.1 Control.

- (a) Until the sixtieth (60th) day after conveyance of twenty-five (25%) percent of the Units to Unit Owners other than Declarant, not less than twenty-five (25%) percent of the Executive Board shall be elected by Unit Owners other than Declarant.
- (b) Not later than sixty (60) days after conveyance of fifty (50%) percent of the Units to Unit Owners other than Declarant, not less than thirty-three and one-third (33 1/3%) percent of the members of the Executive Board shall be elected by Unit Owners other than Declarant.
- (c) Not later than the earlier of (i) seven (7) years after the date of the recording of this Declaration, or (ii) one hundred eighty (180) days after seventy-five (75%) percent of the Units are conveyed to Unit Owners other than Declarant, all members of the Executive Board shall resign and the Unit Owners (including Declarant to the extent of Units owned by Declarant) shall elect a new five member Executive Board, at least a majority of whom must be Unit Owners.
- (d) In determining whether the period of Declarant's control

*EXHIBIT "A"* BOOK 367 PAGE 340



NOTE - all services connections to the proposed building sewer are shown. The plan is prepared in accordance with the Standard Construction and Building Specifications for Sewer Extension, 1976, of the Borough of Mechanicsburg.

Condominium Plat  
 site plan for the  
**PORTLAND COURT**  
 Borough of Mechanicsburg  
 Cumberland County, Pennsylvania  
 86028

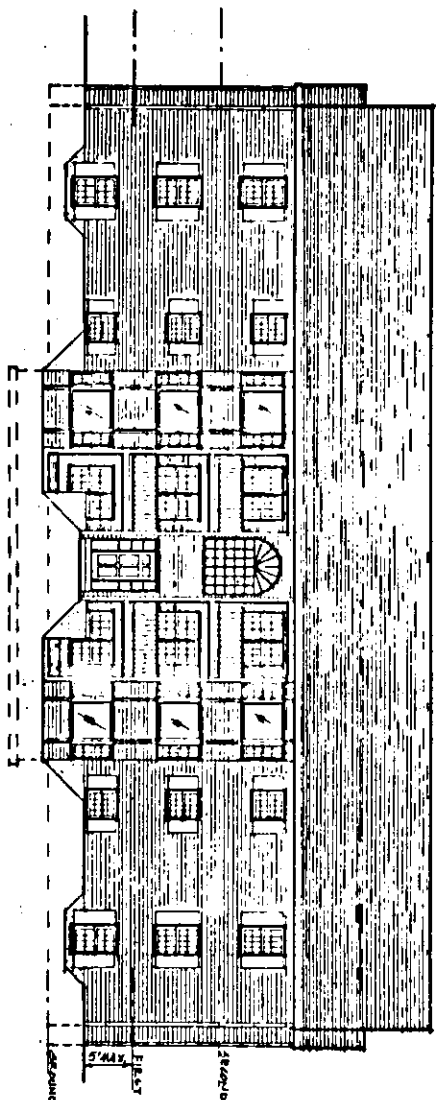
**SITE DATA**

TOTAL NUMBER OF UNITS	36
TOTAL NUMBER OF PLOTS	72
TOTAL AREA	2,007 sq. ft.
TOTAL DENSITY	18 units per acre

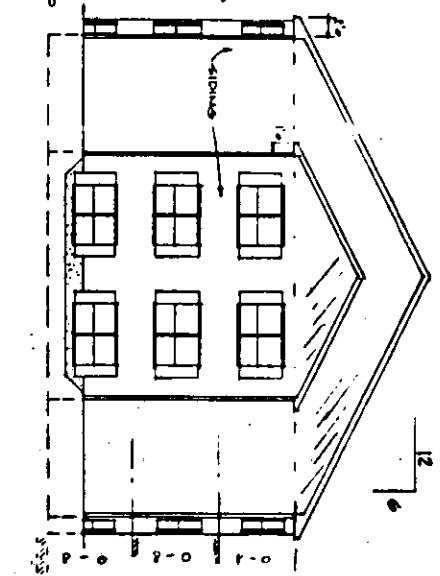
This plan proposes the vacation of that portion of North Frederick St. (60' right of way) that lies between West Portland Street and (impound) Woodland Drive as shown hereon.

subdivision plan for Wade Weaver and Jay Smith  
 preliminary / final  
 2 plan book 46 page 62

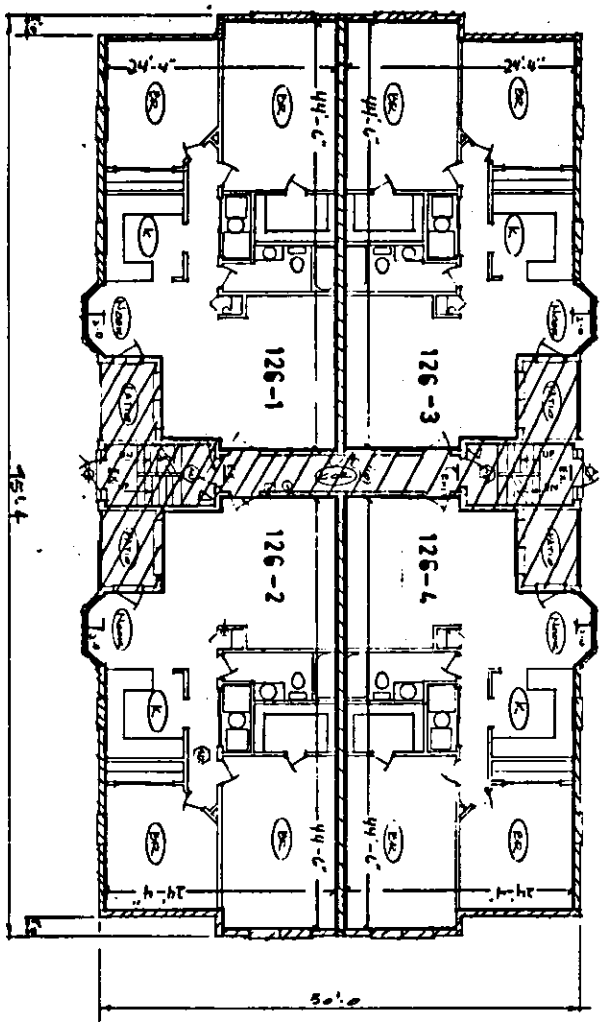
- ① existing street (impound) 10 x 20
- ② EXISTING 800 PM
- ③ 10' R.O.W. 10 R.M.S.



Front and Side 1/8" = 1'-0"



Rear and Left



First Floor 1/8" = 1'-0"

**NOTES**

- 1. The above plan shows the layout of the building and the location of the structural elements.
- 2. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.
- 3. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.
- 4. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.
- 5. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.
- 6. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.
- 7. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.
- 8. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.
- 9. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.
- 10. The structural elements are shown in solid lines and the non-structural elements are shown in dashed lines.

I HEREBY CERTIFY THAT THE ARCHITECTURAL AND MECHANICAL COMPONENTS OF THE BUILDINGS SHOWN HEREON AS EXISTING ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THESE PLANS.

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE CONDITIONS EXISTING AS OF JULY 3, 1989, AND THAT THE REQUIREMENTS OF SECTION 3210 OF THE UNIFORM CONDOMINIUM ACT ARE MET.



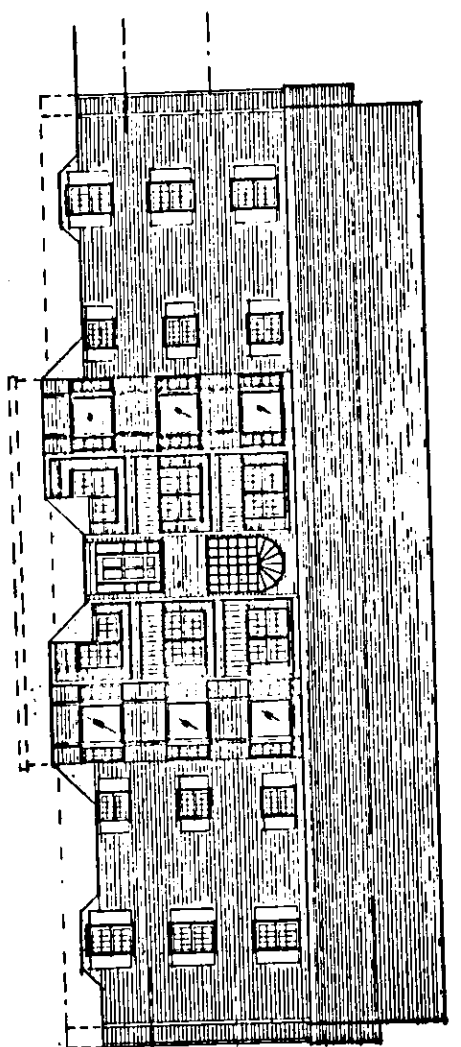
**Portland Court**

Architected By: [Signature]

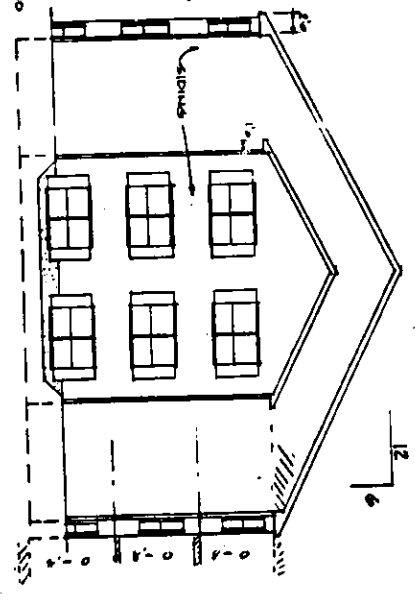
Contract and Subcontractor: [Text]

Scale: 1/8" = 1'-0"

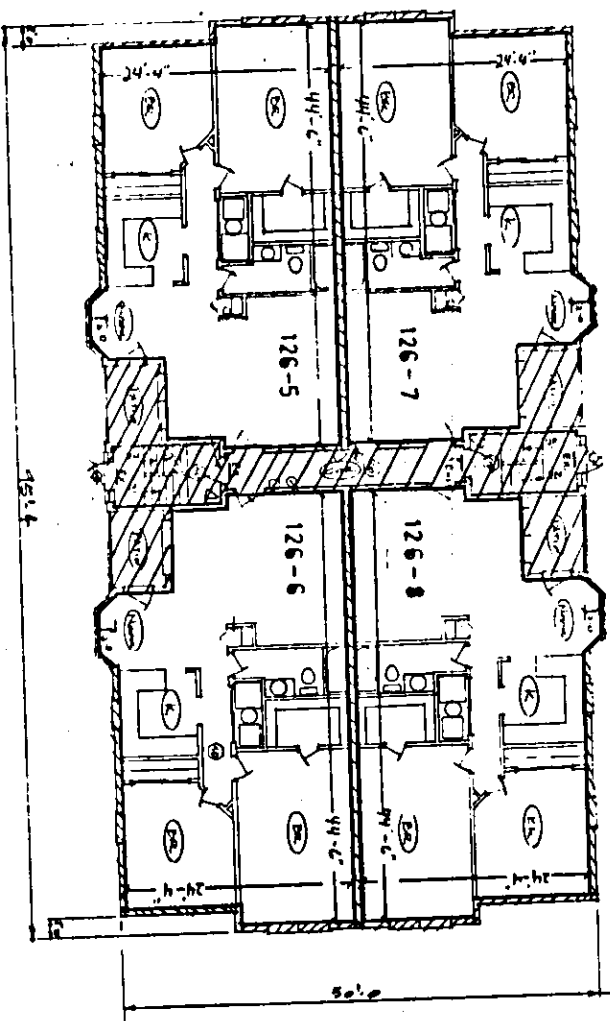
Sheet: A-1 of 5



FRONT AND REAR ELEVATIONS  
Building A



FRONT AND LEFT ELEVATIONS



SECOND FLOOR V. 1/2 IN.

NOTES

- 1. All work shall be done in accordance with the 1989 Oregon Building Code.
- 2. All work shall be done in accordance with the 1989 Oregon Building Code.
- 3. All work shall be done in accordance with the 1989 Oregon Building Code.
- 4. All work shall be done in accordance with the 1989 Oregon Building Code.
- 5. All work shall be done in accordance with the 1989 Oregon Building Code.
- 6. All work shall be done in accordance with the 1989 Oregon Building Code.
- 7. All work shall be done in accordance with the 1989 Oregon Building Code.
- 8. All work shall be done in accordance with the 1989 Oregon Building Code.
- 9. All work shall be done in accordance with the 1989 Oregon Building Code.
- 10. All work shall be done in accordance with the 1989 Oregon Building Code.

I HEREBY CERTIFY THAT THE ARCHITECTURAL AND MECHANICAL COMPONENTS OF THE BUILDINGS SHOWN HEREON AS EXISTING ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THESE PLANS.

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY REFLECTS THE CONDITIONS EXISTING AS OF THE DATE OF THE ISSUANCE OF THESE PLANS AND THAT THE REQUIREMENTS OF SECTION 2100 OF THE UNIFORM CONDOMINIUM ACT ARE MET.

PORTLAND COURT

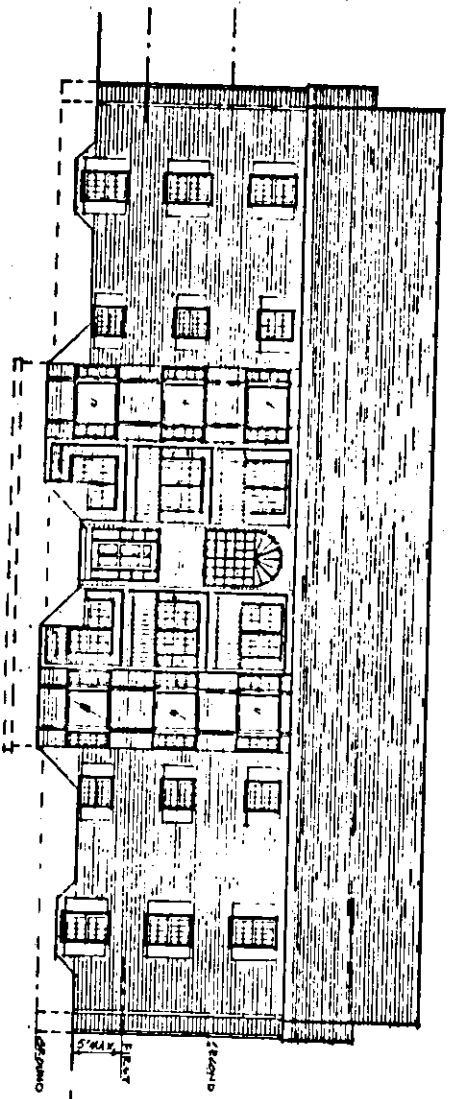
APPROVED BY: [Signature]

DATE: [Date]

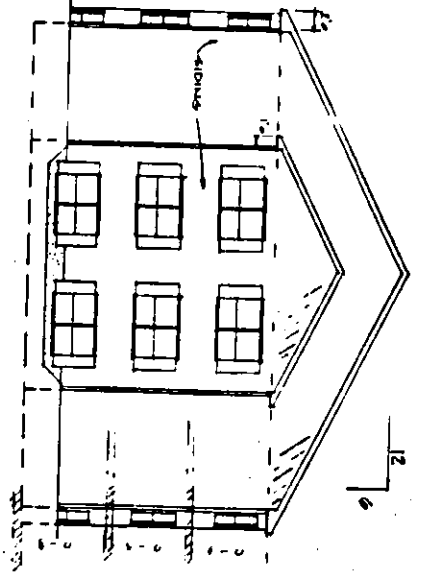
PROJECT NO. [Number]

SCALE: 1/8" = 1'-0"

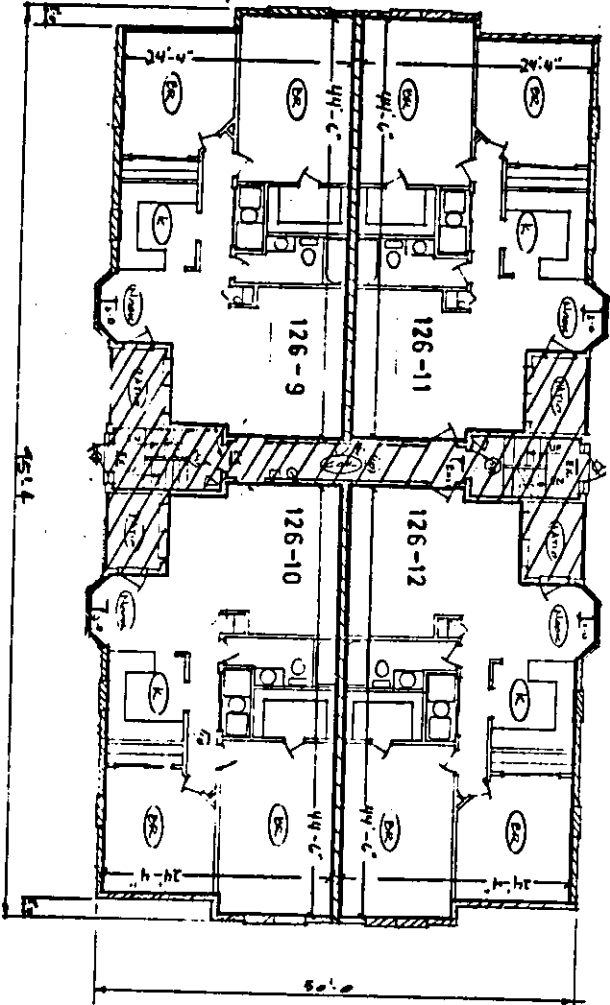
DATE OF ISSUE: [Date]



Front Elev. Bldg. A  
Building A



Rear Elev. Bldg. A



126-9  
126-11  
126-10  
126-12

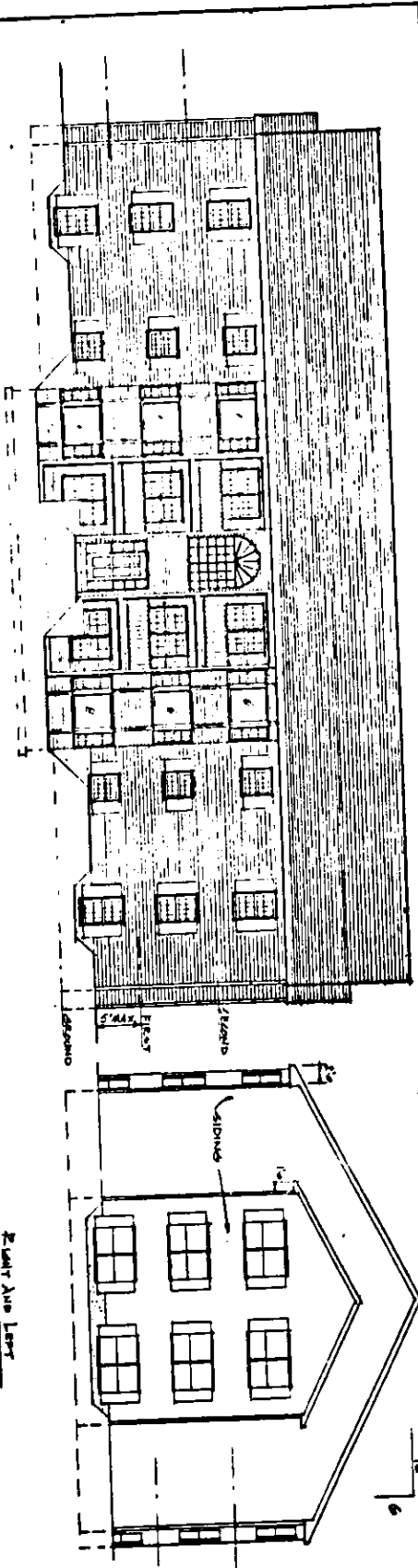
**NOTES**

- 1. The above plan shows the layout of the building and the location of the common areas.
- 2. The common areas are shown in shaded areas.
- 3. The common areas are to be used for the benefit of all the owners.
- 4. The common areas are to be maintained in accordance with the rules and regulations of the condominium.
- 5. The common areas are to be used for the benefit of all the owners.
- 6. The common areas are to be maintained in accordance with the rules and regulations of the condominium.
- 7. The common areas are to be used for the benefit of all the owners.
- 8. The common areas are to be maintained in accordance with the rules and regulations of the condominium.
- 9. The common areas are to be used for the benefit of all the owners.
- 10. The common areas are to be maintained in accordance with the rules and regulations of the condominium.

I HEREBY CERTIFY THAT THE ARCHITECTURAL AND MECHANICAL COMPONENTS OF THE BUILDINGS SHOWN HEREON AS EXISTING ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THESE PLANS.

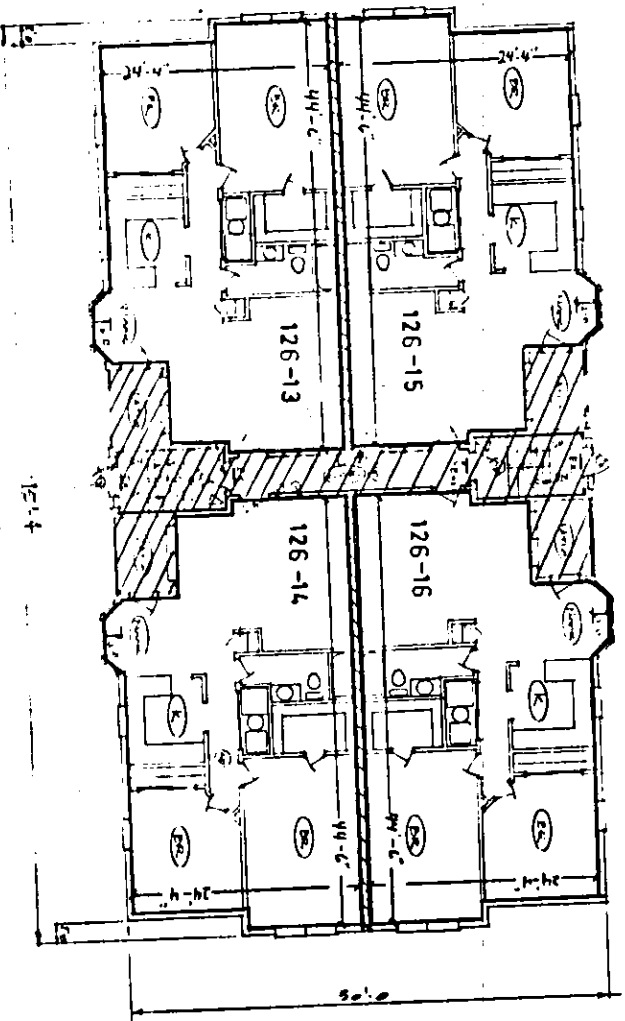
I HEREBY CERTIFIED THAT THIS PLAN ACCURATELY DEPICTS THE CONDITIONS EXISTING AS OF DATE 3/1/89, AND THAT THE REQUIREMENTS OF SECTION 3210 OF THE UNIFORM CONDOMINIUM ACT ARE MET.

Portland Court  
 126-9, 126-10, 126-11, 126-12  
 471-7478  
 A. J. [Signature]



Front and Side Views  
Building 3

Rear and Left



NOTE 5:

- 1. THE HOME FIRE ALARM UNIT, TYPE LAYON, 1/2" PRESSURE
- 2. RECURRING LIGHTS
- 3. RECURRING LIGHTS
- 4. RECURRING LIGHTS
- 5. RECURRING LIGHTS
- 6. RECURRING LIGHTS
- 7. RECURRING LIGHTS
- 8. RECURRING LIGHTS
- 9. RECURRING LIGHTS
- 10. RECURRING LIGHTS

SHIELD AREA = COMMON AREA

I HEREBY CERTIFY THAT THE ARCHITECTURAL AND MECHANICAL COMPONENTS OF THE BUILDINGS SHOWN HEREON AS DISTRICT AGE SUBSTANTIALLY COMPLETES IN ACCORDANCE WITH THESE PLANS.

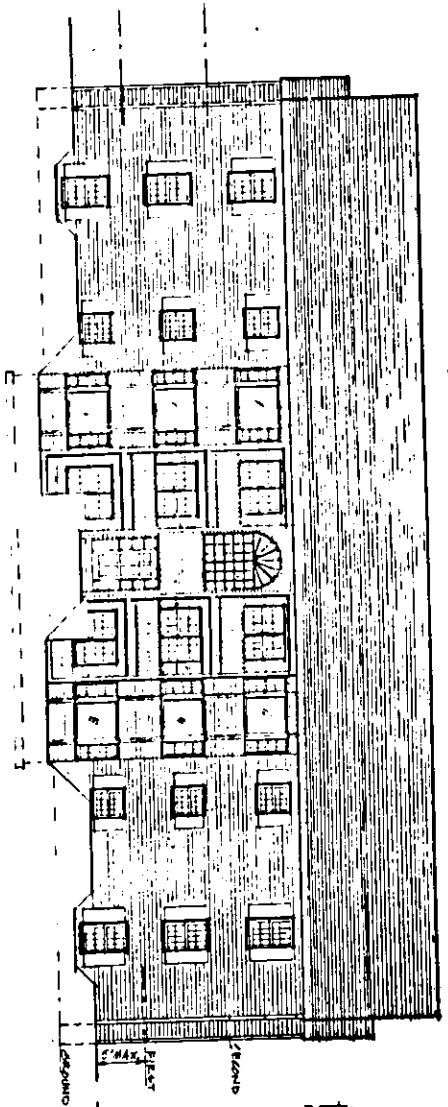
I HEREBY CERTIFIED THAT THIS PLAN ACCURATELY REFLECTS THE CONDITIONS EXISTING AS OF 1999, AND THAT THE REQUIREMENTS OF SECTION 3310 OF THE UNIFORM CONDOMINIUM ACT ARE MET.

PERLIND COURT

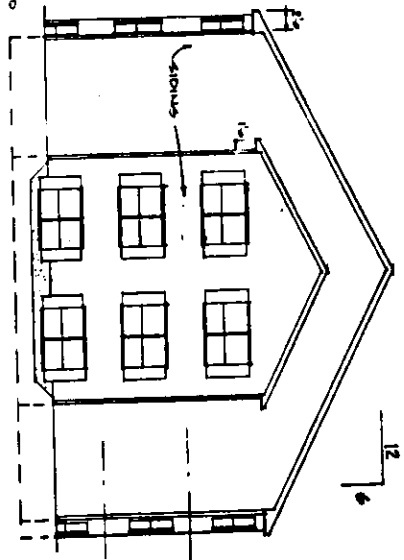
Architects: J. J. ...  
Contractor: ...

Scale: 1/4" = 1'-0"

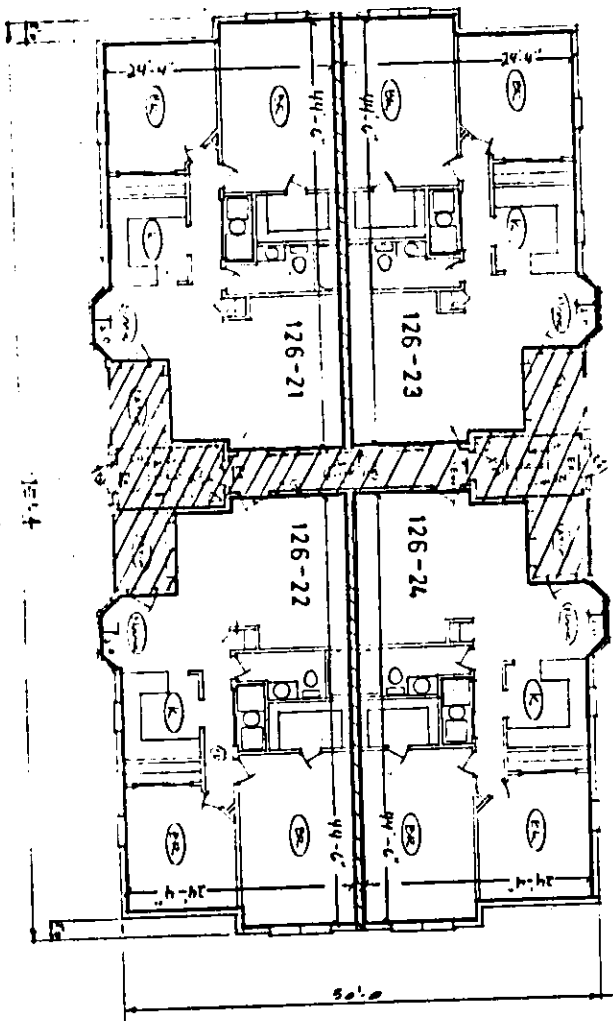




East and West 1/2 of Building B



East and West



Third Floor Plan

**NOTES**

- 1. The work was done under the supervision of the architect.
- 2. The work was done under the supervision of the architect.
- 3. The work was done under the supervision of the architect.
- 4. The work was done under the supervision of the architect.
- 5. The work was done under the supervision of the architect.
- 6. The work was done under the supervision of the architect.
- 7. The work was done under the supervision of the architect.
- 8. The work was done under the supervision of the architect.
- 9. The work was done under the supervision of the architect.
- 10. The work was done under the supervision of the architect.

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY  
 DEPICTS THE CONDITIONS EXISTING AS OF  
 SEPTEMBER 1, 1989, AND THAT THE REQUIREMENTS  
 OF SECTION 3310 OF THE UNIFORM CONDOMINIUM  
 ACT ARE MET.

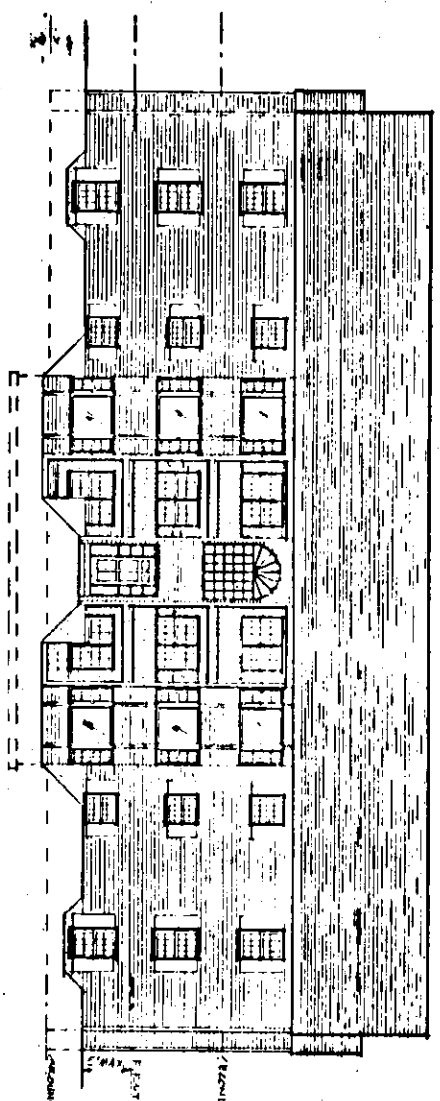
**Portland Court**

Architectural  
 Office and Business Center 477-1475

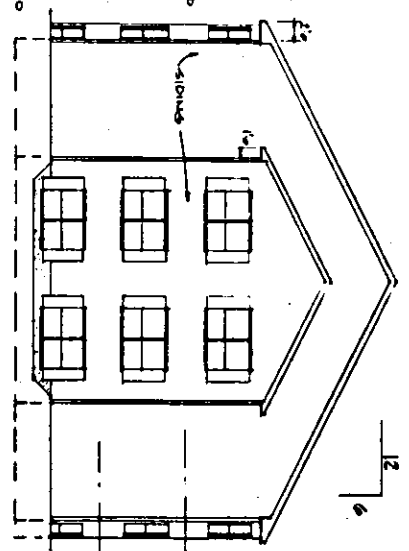
Scale: 1/4" = 1'-0"

DATE: 9/1/89

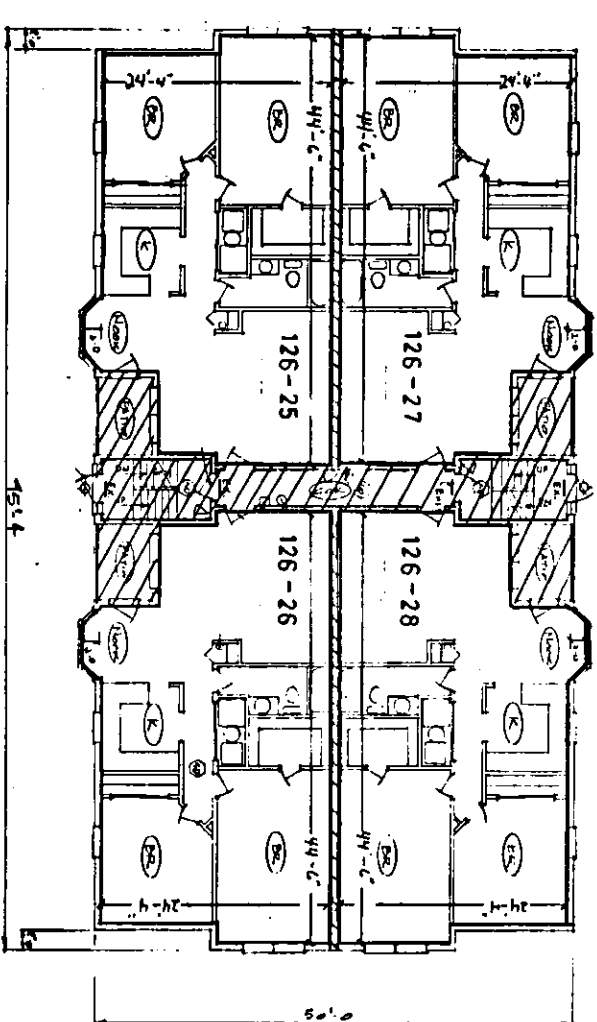
BY: [Signature]



Front and Rear 1/2" = 1'-0"



Left and Right



First Floor 1/8" = 1'-0"

**NOTES**

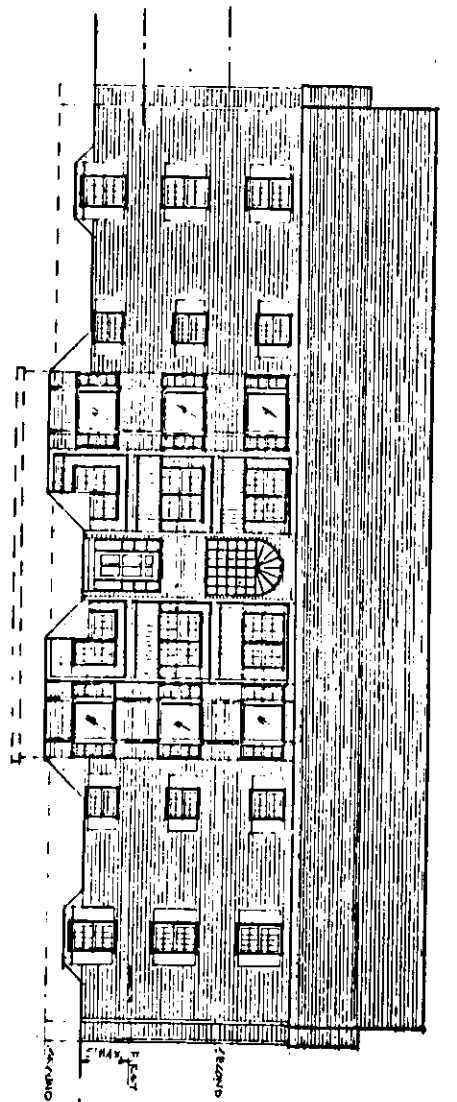
- 1. One half fire exit, value, one layer 5/8" fireproof gypsum board each side of steel studs.
- 2. Exit doors to be fire rated.
- 3. Fire rated glass doors to be fire rated.
- 4. Fire rated glass doors to be fire rated.
- 5. Fire rated glass doors to be fire rated.
- 6. Fire rated glass doors to be fire rated.
- 7. Fire rated glass doors to be fire rated.
- 8. Fire rated glass doors to be fire rated.
- 9. Fire rated glass doors to be fire rated.
- 10. Fire rated glass doors to be fire rated.

I hereby certify that the Architectural and Mechanical Components of the buildings shown herein as existing are substantially completed in accordance with these plans.

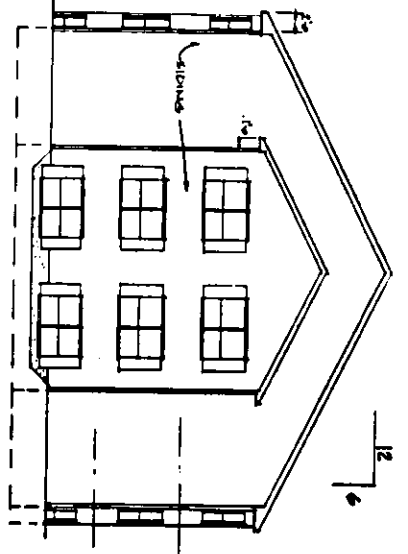
I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE CONDITIONS EXISTING AS OF \_\_\_\_\_, 1999, AND THAT THE REQUIREMENTS OF SECTION 3200 OF THE UNIFORM CONDOMINIUM ACT ARE MET.



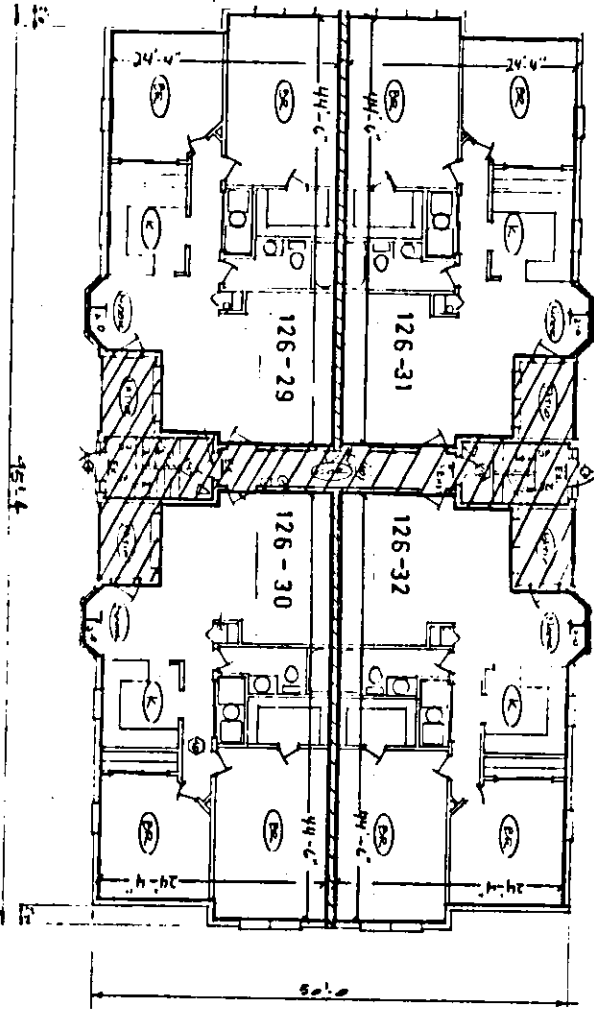
PORTLAND COURT  
 ARCHITECTURE, P.A.  
 1000 NE 10TH AVENUE, SUITE 100  
 PORTLAND, OREGON 97232  
 PHONE: 503-253-1111  
 FAX: 503-253-1112  
 PROJECT NO. 99-01  
 SHEET NO. A-1 OF 5



FRONT AND REAR 1/2" = 1'-0"  
Building C



REAR AND LEFT



SECOND FLOOR 1/2" = 1'-0"

**NOTE 5:**

- ① One main fire exit which, one layer, 5/8" fire door
- ② One main fire exit which, one layer, 5/8" fire door
- ③ Fire exit door, one layer, 5/8" fire door
- ④ Fire exit door, one layer, 5/8" fire door
- ⑤ Fire exit door, one layer, 5/8" fire door
- ⑥ Fire exit door, one layer, 5/8" fire door
- ⑦ Fire exit door, one layer, 5/8" fire door
- ⑧ Fire exit door, one layer, 5/8" fire door
- ⑨ Fire exit door, one layer, 5/8" fire door
- ⑩ Fire exit door, one layer, 5/8" fire door

I HEREBY CERTIFY THAT THE ARCHITECTURAL AND MECHANICAL COMPONENTS OF THE BUILDINGS SHOWN HEREON AS EXISTING ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THESE PLANS.

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE CONDITIONS EXISTING AS OF \_\_\_\_\_, 1989, AND THAT THE REQUIREMENTS OF SECTION 3210 OF THE UNIFORM COMMONWEALTH ACT ARE MET.

**PORTLAND COURT**

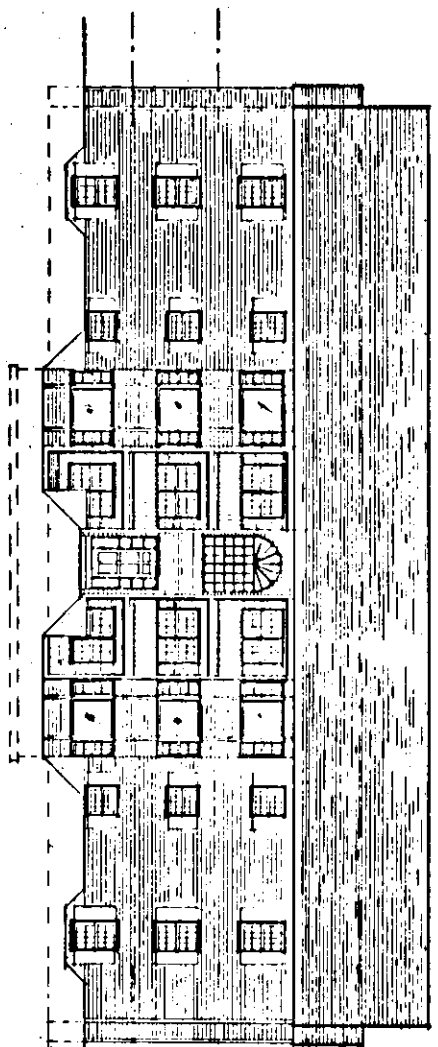
Architect: **Richard J. ...**

Address: **...**

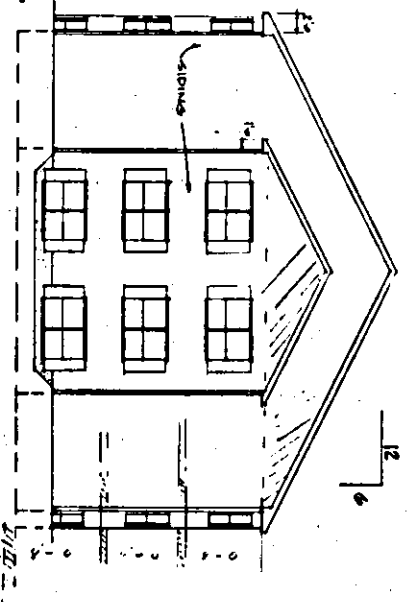
Phone: **...**

Scale: **1/2" = 1'-0"**

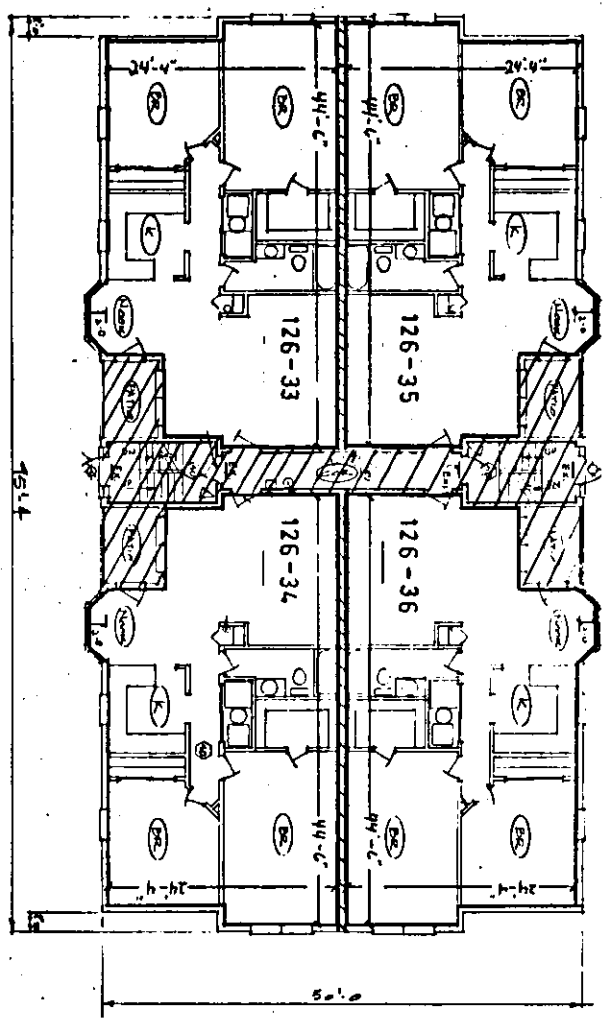
Sheet: **A-1 of 3**



FRONT AND REAR 1/2" = 1'-0"  
BUILDING C



LEFT AND LEFT



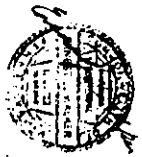
THIRD FLOOR 1/8" = 1'-0"

**NOTES:**

- 1. ONE 1/2" DIA. STEEL STUD, ONE 1/2" DIA. 5/8" FIRESTOP
- 2. EXISTING BRICK WALL, ONE 1/2" DIA. 5/8" FIRESTOP
- 3. EXISTING LIGHT, ONE 1/2" DIA. 5/8" FIRESTOP
- 4. EXISTING LIGHT, ONE 1/2" DIA. 5/8" FIRESTOP
- 5. EXISTING LIGHT, ONE 1/2" DIA. 5/8" FIRESTOP
- 6. EXISTING LIGHT, ONE 1/2" DIA. 5/8" FIRESTOP
- 7. EXISTING LIGHT, ONE 1/2" DIA. 5/8" FIRESTOP
- 8. EXISTING LIGHT, ONE 1/2" DIA. 5/8" FIRESTOP
- 9. EXISTING LIGHT, ONE 1/2" DIA. 5/8" FIRESTOP
- 10. EXISTING LIGHT, ONE 1/2" DIA. 5/8" FIRESTOP

I HEREBY CERTIFY THAT THE ARCHITECTURAL AND MECHANICAL COMPONENTS OF THE BUILDINGS SHOWN HEREON EXISTING ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH THESE PLANS.

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE CONDITIONS EXISTING AS OF 1989, AND THAT THE REQUIREMENTS OF SECTION 3200 OF THE UNIFORM CONDOMINIUM ACT ARE MET.



**Parkland Court**

Architect: **McLennan, P.A.**  
 1000 North 10th Street, Suite 100  
 Portland, Oregon 97228

Scale: **1/8" = 1'-0"**

Sheet: **A-1 of 5**