

FIRST AMENDMENT TO DECLARATION OF LAUREL MANOR CONDOMINIUM

THIS FIRST AMENDMENT is made this 9th day of November 2023 by the Executive Board of Laurel Manor Condominium (the "Executive Board").

BACKGROUND

Pursuant to a certain Declaration executed by Michael E. Barshinger and recorded on June 28, 2006 in the Office of the Recorder of Deeds of York County, Pennsylvania in Book 1821, page 1165 and last amended by a Corrective Amendment to the Declaration recorded in the Office of the Recorder of Deeds of York County in Book 1854, page 4644 (the "Declaration"), Declarant submitted certain real estate to the covenants, conditions, and restrictions of the Declaration and the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. § 3101 *et seq.* (the "Act"). The property is known as Laurel Manor Condominium (the "Condominium") and is located in Manchester Township, York County, Pennsylvania.

Section 3219(a) of the Act and Section 6.1 of the Declaration permits the Declaration to be amended with the approval of at least sixty-seven percent (67%) of the votes in the Association.

The Executive Board certifies that at least sixty-seven percent (67%) of the votes of the Association have approved this First Amendment to Declaration.

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

1. Section 2.3C is deleted in its entirety and replaced with the following:

Section 2.3 UNIT BOUNDARIES

C. Each Unit consists of: (i) the volumes or cubicles of space enclosed by and measured horizontally and vertically from the unfinished inner surfaces of the perimeter walls and the walls and in some cases the imaginary plans dividing the Units, the inner surface of the ceiling, and concrete slab upon which the Unit is constructed; and as to those Units constructed on concrete slabs the upper side of such slab; and (ii) all interior partition walls, floors and other partitions located within the Unit (including the space occupied by such walls, floors and partitions and the frames of any doors or other openings in such walls or partitions) excepting such part of such interior walls, floors and partitions located within the Units, if any, which may comprise part of the Common Elements; and (iii) the decorated inner surfaces of all said walls, ceilings and concrete slabs and walls consisting of paint, plaster, plaster board, carpeting, floor tiles and other floor coverings, and all other finishing materials affixed or installed as a part of the physical structure of the Unit and all immediately visible fixtures, appliances, mechanical and electrical systems and equipment, heating and air cooling systems and equipment installed for the sole and exclusive use of the Unit, commencing at the point of disconnection from the structural body of any Building and from utility lines, pipes, or systems serving the Unit.

No pipes, wires, conduits or other public, utility lines or installations constituting a part of the overall utility systems designed for the service of any particular Unit, nor any of the structural members or portions of any Building nor any other property of any kind which is not removable

without jeopardizing the soundness, safety or usefulness of the remainder of any Building shall be deemed to be a part of any Unit.

The attic space, if any, located above certain Units between the ceiling of the second floor thereof and the roof of the Building comprises part of the Common Elements. No openings may be made in the ceiling of any unit to provide access to said attic space; and the existing hatch in the ceiling of each Unit leading to such attic space may be used only for access in the event repair, replacement or maintenance of the Common Elements located therein or thereon is necessary and authorized by the Executive Board. Such attic space, if any, may be used for storage of non-hazardous substances and items provided clear access is maintained to all mechanical units, pipes, ducts, wiring and cables.

The electricity and natural gas supplied to each Unit is separately metered and is not a Common Expense. Water and sewer service supplied to each Unit if not separately billed to each Unit, shall be a Common Expense. Each Unit is individually heated.

2. Section 3.2 is deleted in its entirety and replaced with the following:

Section 3.2 DESIGNATION OF RESERVED COMMON ELEMENTS

"Reserved Common Elements" are those parts of the Common Elements which may be used by less than all of the Unit Owners or by non-owners of any Units for specified periods of time. The Executive Board shall have the discretionary power to designate the Common Elements which shall be Reserved Common Elements, to grant reserved rights to any or less than all of the Unit Owners or to others, and to establish reasonable charges and conditions for the use and maintenance thereof. Included in the Reserved Common Elements shall be meeting rooms, parking spaces, and such areas as the Executive Committee may designate for commercial uses.

3. Exhibit "D" is removed in its entirety and replaced with the following:

Exhibit "D" – Percentage Interests

Units 1 thru 41 .752%

Units 41 thru 77 .752%

Units 78 thru 133 .752%

IN WITNESS WHEREOF, the Executive Board executed this First Amendment to Declaration on the date first above written.

Executive Board of Laurel Manor Condominium

By: Charles Neff

Charles Neff, President

COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF YORK

On this, the 9 day of November 2023, before me appeared Charles Neff, who acknowledged themselves to be the President of Laurel Manor Condominium and that they as such President, being authorized to do so executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President.

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

Melissa A. Blevins
Notary Public

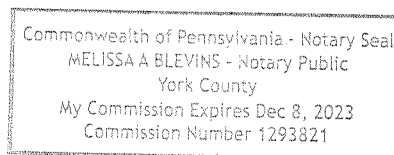


Exhibit A

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

All properties are located in Manchester Township

<u>Parcel ID Number</u>	<u>Street Address</u>	<u>Owner(s)</u>
Mother Parcel ID Numbers:		
24-000-JF-0036.0000000	S. Salem Church Rd	Michael E. Barshinger
Unit Parcel ID Numbers:		
24-000-JF-0036.00-C0001	4001 Clair-Mar Dr	Barbara J. Rains & A. Bradford
24-000-JF-0036.00-C0002	4005 Clair- Mar Dr	Lisa M. Cool
24-000-JF-0036.00-C0003	4009 Clair-Mar Dr	Michael E. Barshinger
24-000-JF-0036.00-C0106	4012 Clair-Mar Dr	Stewart E. Fink
24-000-JF-0036.00-C0004	4013 Clair-Mar Dr	Regina K. Preston
24-000-JF-0036.00-C0105	4016 Clair-Mar Dr	Cheryl Ann Bauer
24-000-JF-0036.00-C0005	4017 Clair-Mar Dr	Donald E. & Sally A. Herman
24-000-JF-0036.00-C0104	4020 Clair-Mar Dr	Stephen F. & Donna J. Cherry
24-000-JF-0036.00-C0006	4021 Clair-Mar Dr	Thomas E. & Cynthia R. Throckmorton
24-000-JF-0036.00-C0007	4025 Clair-Mar Dr	Joseph L. & Sandra K. Koller
24-000-JF-0036.00-C0008	4029 Clair-Mar Dr	Roberta E. Rishel
24-000-JF-0036.00-C0009	4033 Clair-Mar Dr	Michael E. Barshinger
24-000-JF-0036.00-C0010	4037 Clair-Mar Dr	Harold E. & Claire P. Rasche
24-000-JF-0036.00-C0011	4041 Clair-Mar Dr	Sharon M. Vincent
24-000-JF-0036.00-C0012	4045 Clair-Mar Dr	Fred R. Markle
24-000-JF-0036.00-C0013	4049 Clair-Mar Dr	Charles L. & Catherine M. Barshinger
24-000-JF-0036.00-C0014	4201 Clair-Mar Dr	Robert H. & Emilie M. Burris

24-000-JF-0036.00-C0015	4205 Clair-Mar Dr	Susan M. Hamme
24-000-JF-0036.00-C0107	4208 Clair-Mar Dr	Eric P. & Diane R. & Sean M. Johnston
24-000-JF-0036.00-C0016	4209 Clair-Mar Dr	Stanley B. Jr. & Deborah K. Firebaugh
24-000-JF-0036.00-C0108	4212 Clair-Mar Dr	Judy B. Cohen
24-000-JF-0036.00-C0017	4213 Clair-Mar Dr	Jerald W. & Carol L. Evans
24-000-JF-0036.00-C0109	4216 Clair-Mar Dr	Michael E. Barshinger
24-000-JF-0036.00-C0018	4217 Clair-Mar Dr	Michael E. Barshinger
24-000-JF-0036.00-C0110	4220 Clair-Mar Dr	William & Linda L. Lieberknecht
24-000-JF-0036.00-C0019	4221 Clair-Mar Dr	John C. Sr. Adams
24-000-JF-0036.00-C0020	4225 Clair- Mar Dr	Robert L. II & Bonnie L. Koontz
24-000-JF-0036.00-C0021	4229 Clair-Mar Dr	Frank E. Gettys
24-000-JF-0036.00-C0091	4400 Clair-Mar Dr	Helen M. Stover
24-000-JF-0036.00-C0090	4404 Clair-Mar Dr	Monique L. & Craig A. Barshinger
24-000-JF-0036.00-C0089	4408 Clair-Mar Dr	Charles W. & Shirley M. Senft
24-000-JF-0036.00-C0088	4412 Clair-Mar Dr	Marie A. Small
24-000-JF-0036.00-C0087	4416 Clair-Mar Dr	Carol Lerew
24-000-JF-0036.00-C0086	4420 Clair-Mar Dr	Laura J. Davis
24-000-JF-0036.00-C0133	4421 Clair-Mar Dr	Delvin S. & E. Jane Rodgers
24-000-JF-0036.00-C0085	4424 Clair-Mar Dr	Julia F. Thompson
24-000-JF-0036.00-C0132	4425 Clair-Mar Dr	Hazel M. Hamme & Cynthia A Hammonds
24-000-JF-0036.00-C0084	4428 Clair-Mar Dr	Ronald M. & Patricia A. Eutzy
24-000-JF-0036.00-C0131	4429 Clair-Mar Dr	Jeffrey A. & Deborah F. Fulton
24-000-JF-0036.00-C0083	4432 Clair-Mar Dr	Connie L. Nelson
24-000-JF-0036.00-C0130	4433 Clair-Mar Dr	Morgan W. & Linda L Hively
24-000-JF-0036.00-C0082	4436 Clair-Mar Dr	Sandra L. Zentz
24-000-JF-0036.00-C0129	4437 Clair-Mar Dr	Carol A. Ryan

24-000-JF-0036.00-C0081	4440 Clair-Mar Dr	Rodney L. & Bonnie B. Sanger
24-000-JF-0036.00-C0128	4441 Clair-Mar Dr	Sheila M. Perrone
24-000-JF-0036.00-C0080	4444 Clair-Mar Dr	Robert H. & Shirley J. Reigel
24-000-JF-0036.00-C0127	4445 Clair-Mar Dr	Robert M. & Elaine I. Dunham
24-000-JF-0036.00-C0079	4448 Clair-Mar Dr	Charles C. Neff
24-000-JF-0036.00-C0126	4449 Clair-Mar Dr	Delores C. Meyer
24-000-JF-0036.00-C0078	4452 Clair-Mar Dr	Diane L. Anderson
24-000-JF-0036.00-C0125	4453 Clair-Mar Dr	James J. & Doris M. Vasold
24-000-JF-0036.00-C0125	4457 Clair-Mar Dr	Edward R. & Marian G. Hoffman
24-000-JF-0036.00-C0103	4600 Orchid Way	B. Wayne & Elizabeth J. Stambaugh
24-000-JF-0036.00-C0037	4601 Clair-Mar Dr	Tom L. & Sharon D. Markel
24-000-JF-0036.00-C0102	4604 Orchid Way	Delbert E. & Tommy S. Stough
24-000-JF-0036.00-C0038	4605 Clair-Mar Dr	Evalyn Deinlein
24-000-JF-0036.00-C0101	4608 Orchid Way	Larry W. & Joan E. Fahringer
24-000-JF-0036.00-C0039	4609 Clair-Mar Dr	Beverly J. Sprout & Susan K. Darhower
24-000-JF-0036.00-C0100	4612 Orchid Way	David R. & Katherine G. Boyer
24-000-JF-0036.00-C0040	4613 Clair-Mar Dr	Gail Sheffer
24-000-JF-0036.00-C0041	4617 Clair-Mar Dr	Andrew D. Stewart
24-000-JF-0036.00-C0116	4617 Orchid Way	George W. Sr. & Nancy J. Hoffmaster
24-000-JF-0036.00-C0115	4621 Orchid Way	Lisa Valerio
24-000-JF-0036.00-C0099	4624 Orchid Way	Randy W. & Vicki Collazo
24-000-JF-0036.00-C0114	4625 Orchid Way	Francis J. & Roxanna W. Konzal
24-000-JF-0036.00-C0098	4628 Orchid Way	Debra Lynn Sabo Supplemental Needs Trust
24-000-JF-0036.00-C0097	4632 Orchid Way	Richard W. & Elizabeth B. Nye
24-000-JF-0036.00-C0096	4636 Orchid Way	James E. & Juanita M. Horvath

24-000-JF-0036.00-C0095	4640 Orchid Way	Linda Rice
24-000-JF-0036.00-C0113	4641 Orchid Way	Richard C. & Glenda M. Smith
24-000-JF-0036.00-C0094	4644 Orchid Way	Catherine C. & Donna Markey
24-000-JF-0036.00-C0112	4645 Orchid Way	Marle E. & Carolyn M. Weigel
24-000-JF-0036.00-C0093	4648 Orchid Way	Mark A. & Ion E. Lipsitz
24-000-JF-0036.00-C0111	4649 Orchid Way	Marie A. Chronister
24-000-JF-0036.00-C0092	4652 Orchid Way	Vincent C. & Janice E. Pressel
24-000-JF-0036.00-C0117	4700 Orchid Way	Kelly I. & Marry T. Savey
24-000-JF-0036.00-C0022	4701 Orchid Way	Charles J. & Gertraud T. Keller
24-000-JF-0036.00-C0118	4701 Orchid Way	Cathy R. Zerbe
24-000-JF-0036.00-C0023	4705 Orchid Way	Richard A. & Linda L. Herman
24-000-JF-0036.00-C0119	4708 Orchid Way	Jennifer Anne Sheridan
24-000-JF-0036.00-C0024	4709 Orchid Way	Mary Lou Seibert
24-000-JF-0036.00-C0120	4712 Orchid Way	Jason R. Haner
24-000-JF-0036.00-C0025	4713 Orchid Way	Jason E. Gross & Janice M. Oaster
24-000-JF-0036.00-C0121	4716 Orchid Way	Ronald L. & Shirley L. Williams
24-000-JF-0036.00-C0026	4717 Orchid Way	John H. III & Roslyn C. Ream
24-000-JF-0036.00-C0027	4721 Orchid Way	Dennis F. & Ruby K. Shrader
24-000-JF-0036.00-C0028	4725 Orchid Way	Raymond G. & Huguetta M. Caputo
24-000-JF-0036.00-C0029	4729 Orchid Way	Daniel W. & Mary A. Logar
24-000-JF-0036.00-C0030	4731 Orchid Way	Robert R. Brown
24-000-JF-0036.00-C0031	4735 Orchid Way	Jeffrey Paul & Jeanette Maie Starner
24-000-JF-0036.00-C0122	4736 Orchid Way	Steven R. & Jacqueline Buchanan
24-000-JF-0036.00-C0032	4739 Orchid Way	Michael J. & Denise A. Fannon
24-000-JF-0036.00-C0123	4740 Orchid Way	Frederick J. Sr. & Sandra K. Reck
24-000-JF-0036.00-C0033	4743 Orchid Way	Kenneth W. & Beverly A. Forbes
24-000-JF-0036.00-C0034	4747 Orchid Way	Terry L & Mary E. Anthony
24-000-JF-0036.00-C0035	4751 Orchid Way	Tina L. Blessing

24-000-JF-0036.00-C0036	4755 Orchid Way	Sherry Lee Bricker & Phillp Scott Boise
24-000-JF-0036.00-C0077	4800 Orchid Way	Terry Lee & Susan Snyder Trust
24-000-JF-0036.00-C0042	4801 Orchid Way	Raphael G. & Martha C. Rossetti
24-000-JF-0036.00-C0076	4804 Orchid Way	Ronald G. Herman & Phyllis E. Stevens Ehrhart
24-000-JF-0036.00-C0043	4805 Orchid Way	Cheryl A. Boring
24-000-JF-0036.00-C0075	4808 Orchid Way	Robert E. & Deborah J. Myers
24-000-JF-0036.00-C0044	4809 Orchid Way	Wesley J. Berry
24-000-JF-0036.00-C0074	4812 Orchid Way	Charles A. & Vicki J. Laughman
24-000-JF-0036.00-C0045	4813 Orchid Way	James L. & Joan L. Weigle Trustee For Weigle Family Trust
24-000-JF-0036.00-C0073	4816 Orchid Way	Frank R. & Cheryl D. Diem
24-000-JF-0036.00-C0046	4817 Orchid Way	Sandra J. McDowell
24-000-JF-0036.00-C0072	4820 Orchid Way	Michael G. Pochyba
24-000-JF-0036.00-C0047	4821 Orchid Way	Gary L. & F. Arlene Lucas
24-000-JF-0036.00-C0071	4824 Orchid Way	Jospeh F. & Kathryn A. Crato
24-000-JF-0036.00-C0048	4825 Orchid Way	Claude W. II & Deborah L. Stabley
24-000-JF-0036.00-C0070	4828 Orchid Way	Gary A. & Mary M. Grant
24-000-JF-0036.00-C0049	4829 Orchid Way	Donald L. & Patricia Middleton
24-000-JF-0036.00-C0069	4832 Orchid Way	Lori A. Berry
24-000-JF-0036.00-C0050	4833 Orchid Way	Elwood L. & Pauline Y. Schaeffer
24-000-JF-0036.00-C0068	4836 Orchid Way	Marilyn G. Yuran
24-000-JF-0036.00-C0051	4837 Orchid Way	Ryan D. & Mary L. Gross
24-000-JF-0036.00-C0067	4840 Orchid Way	Kenneth R. & Jean C. Hawkins
24-000-JF-0036.00-C0052	4841 Orchid Way	Victoria A. Dapp
24-000-JF-0036.00-C0066	4844 Orchid Way	Colleen K. Weaver
24-000-JF-0036.00-C0053	4845 Orchid Way	Jane L. Girton

24-000-JF-0036.00-C0065	4848 Orchid Way	Thomas H. & Bobbie S. Cunningham
24-000-JF-0036.00-C0054	4849 Orchid Way	Larry L. & Kathy S. Loreman
24-000-JF-0036.00-C0064	4852 Orchid Way	Jeffrey A. & Cynthia L. Kuhn
24-000-JF-0036.00-C0055	4853 Orchid Way	Kent G. Middleton & Michael A. Adkins
24-000-JF-0036.00-C0063	4856 Orchid Way	Phyllis M. Neale
24-000-JF-0036.00-C0056	4857 Orchid Way	Donald L. & Mary Jane Blue
24-000-JF-0036.00-C0062	4860 Orchid Way	Timothy R. & Jennifer L. McCallister
24-000-JF-0036.00-C0061	4864 Orchid Way	John W. Skapley
24-000-JF-0036.00-C0060	4868 Orchid Way	Jill E. Parr
24-000-JF-0036.00-C0059	4872 Orchid Way	Dennis L. & Lois A. Dundas
24-000-JF-0036.00-C0058	4876 Orchid Way	Kenneth E. & Bonnie L. Moritz
24-000-JF-0036.00-C0057	4880 Orchid Way	Gregory E. & Kimberly A. Anderson Charles E. & Lovina M. Balmer