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 Instr# 20060013835
 Adams County, PA
 Patsv S. Gochenauer Recorder of Deed

BK **4481** PG **36**

FIRST AMENDMENT TO DECLARATION OF PLANNED COMMUNITY OF PATRIOTS CHOICE, A PLANNED COMMUNITY

This Amendment to the Declaration, made this 19 day of June, 2006, by Joseph A. Myers, hereinafter referred to as "Declarant", witnesseth that:

WHEREAS, Declarant created a Uniform Planned Community known as Patriots Choice, a Planned Community, by recording a Declaration of Planned Community dated June 22, 2005, in Adams County Record Book 4074, Page 308, (the "Declaration").

WHEREAS, pursuant to rights reserved in Article XV of the Declaration, Declarant reserved the right to convert all or any portion of the Convertible Real Estate, described in the Declaration as Exhibit "D," to Units, Limited Common Elements, Limited Common Facilities or any combination thereof, from time to time, in compliance with Section 5211 of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S., Section 5101, et seq.

WHEREAS, the Declarant wishes to amend the Declaration to convert a portion of the Convertible Real Estate as more particularly set forth below.

NOW THEREFORE, intending to be legally bound hereby, Declarant amends the Declaration as follows:

1. Pursuant to rights reserved in Article XV of the Declaration, Declarant hereby converts that portion of the Convertible Real Estate described in Exhibit "A" attached hereto and made a part hereof (the "Converted Real Estate") and declares that the Converted Real Estate shall hereafter be designated as Units 46, 47, 48, 49, 50, 51, 52, 70, 71, 72, 73, 74, 75, 76, 82, 83, and 84 as shown on subdivision plan recorded in Record Book 4312, Page 153 (Plat Book 90, Page 24). The Plats and Plans attached to the Declaration as Exhibit "C" are hereby modified and amended in order to convert a portion of the Convertible Real Estate as stated above and are attached hereto, made a part hereof, and marked Exhibit "B."

2. Except as specifically amended hereby, the Declaration of Planned Community of Patriots Choice, a Planned Community, remains in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Declarant has executed this Amendment the day and year first above written.

Witness:

Shonna M. Carbay

Joseph A. Myers (SEAL)
 Joseph A. Myers



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STATE OF PENNSYLVANIA :
 :
 :
COUNTY OF ADAMS :
 :

On this, the 19 day of June, 2006, before me, the undersigned officer, personally appeared Joseph A. Myers, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

Shonna M. Carbaugh (SEAL)
Notary Public

My Commission Expires:

NOTARIAL SEAL
SHONNA M. CARBAUGH, Notary Public
Hanover Boro, York County
My Commission Expires July 3, 2006

Mail to: Daniel M. Frey & Associates
14 Center Square
Hanover, PA, 17331
File #60011-121



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EXHIBIT A

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ALL those certain three (3) pieces, parcels or tracts of land situate, lying and being in Cumberland Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

TRACT NO. 1: *BEGINNING* at a point on the right-of-way line of Laura Lane, a fifty (50) feet wide right-of-way, at corner of Lot No. 77, Phase IA, a previously approved phase of Patriots Choice Subdivision; thence crossing Laura Lane, North forty (40) degrees twenty-five (25) minutes forty-eight (48) seconds West, seventy-two and ten hundredths (72.10) feet to a point on the right-of-way line of Laura Lane at corner of Lot No. 45 on the aforesaid previously approved subdivision plan; thence along Phase IA of Patriots Choice Subdivision, the following six (6) courses and distances: [1] North eighty-four (84) degrees thirteen (13) minutes twenty-nine (29) seconds West, one hundred fifty-five and sixty-seven hundredths (155.67) feet to a point; [2] North six (06) degrees fifty (50) minutes forty-one (41) seconds West, eleven and ninety-seven hundredths (11.97) feet to a point; [3] North zero (00) degrees thirteen (13) minutes sixteen (16) seconds East, one hundred thirty-eight and fourteen hundredths (138.14) feet to a point; [4] North four (04) degrees twenty-two (22) minutes four (04) seconds East, one hundred thirty-seven and sixty-six hundredths (137.66) feet to a point; [5] North four (04) degrees four (04) minutes fifty-five (55) seconds East, one hundred fifty-nine and fifty-eight hundredths (159.58) feet to a point; and [6] North one (01) degree forty-three (43) minutes thirteen (13) seconds West, two hundred seventy-five and forty-five hundredths (275.45) feet to a point at a future phase of the Patriots Choice Development; thence along said last mentioned lands, South seventy-three (73) degrees thirty-six (36) minutes forty-six (46) seconds East, one hundred twenty-six and twenty-five hundredths (126.25) feet to a point on the right-of-way line of Laura Lane, aforesaid; thence crossing Laura Lane, South seventy-one (71) degrees five (05) minutes twenty-seven (27) seconds East, fifty-three and forty-three hundredths (53.43) feet to a point on the right-of-way line of Laura Lane at a future phase of the Patriots Choice Development; thence along said last mentioned lands, South seventy-two (72) degrees three (03) minutes twenty-five (25) seconds East, one hundred twenty-seven and forty-three hundredths (127.43) feet to a point at Lot No. H-1 of Phase IA, a previously approved phase of the Patriots Choice Development; thence along said Lot No. H-1 and along Lots No. 80 and 79 of said Phase IA, South one (01) degree forty-three (43) minutes thirteen (13) seconds East, six hundred ninety-six and seventy-one hundredths (696.71) feet to a point at corner of Lot No. 77, aforesaid; thence along Lot No. 77, South eighty-eight (88) degrees sixteen (16) minutes forty-seven (47) seconds West, one hundred twenty-four and ninety-one hundredths (124.91) feet to a point on the right-of-way line of Laura Lane, the point and place of **BEGINNING**. (Being the bed of Laura Lane and Lots No. 46, 47, 48, 49, 50, 51, 52, 70, 71, 72, 73, 74, 75, and 76 on Subdivision Plan for Patriots Choice, Phase IB, prepared by Sharrah Design Group, Inc., dated August 15, 2005, as last revised December 28, 2005, File 9814, Drawing No. E-645, which said plan is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 4312, page 150, being also Plat Book 90, page 24.)

EXHIBIT "B"
Plats and Plans

The Plats and Plans of Patriots Choice, a Planned Community, as amended, attached hereto, are recorded as a part of this document in the Office of the Recorder of Deeds of Adams County, Pennsylvania.



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