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Instr# 200600021115
Adams County, PA
Patsv S. Gochenauer Recorder of Dees
BK 4601 PG 254

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

This Amendment to the Declaration, made this 5 day of October, 2006, by Joseph A. Myers, hereinafter referred to as "Declarant", witnesses 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") which has been amended by First Amendment dated June 19, 2006, and recorded in Adams County Record Book 4481, page 36.

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 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, and 108 as shown on subdivision plan recorded in Adams County Record Book 4553, page 260 (Plat Book 91, Page 43).

2. 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."

3. The Schedule of Units and the Percentage Interest assigned to each Unit, attached to the Declaration as Exhibit "B" is hereby modified and amended in order to include the Units converted in the First Amendment to Declaration referred to above and to include the converted portion of the Convertible Real Estate as stated above and is as set forth in Exhibit "C" attached hereto and made a part hereof.

4. 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:

Thomas. Carl

Joseph A. Myers (SEAL)
Joseph A. Myers



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EXHIBIT A

ALL that certain piece, parcel or tract of land situate, lying and being in Cumberland Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING for a corner at land of CSX Transportation Railroad and lands now or formerly of Robert M. Coulson, et ux; thence along said Coulsons' lands and lands now or formerly of Daniel M. Bringman, et ux, and lands now or formerly of Marsh-Hill Development Co., Inc., and Lots No. 9 through 20 of "The Meadows," South 62 degrees 35 minutes 42 seconds East, 1374.42 feet to a point at Lot No. H-1, of the Patriots Choice development, Phase 1A; thence along said Lot No. H-1 and Lots No. 80 and 79 of said development the following eight (8) courses and distances: [1] South 5 degrees 40 minutes 18 seconds West, 567.83 feet to a point; [2] North 84 degrees 19 minutes 42 seconds West, 141.18 feet to a point; [3] South 05 degrees 40 minutes 18 seconds West, 43.85 feet to a point; [4] by a curve to the right having a radius of 175.00 feet, an arc distance of 127.60 feet and a long chord bearing and distance of South 26 degrees 33 minutes 36 seconds West, 124.79 feet to a point; [5] South 42 degrees 33 minutes 05 seconds East, 150.00 feet to a point; [6] South 59 degrees 38 minutes 40 seconds West, 137.31 feet to a point; [7] North 87 degrees 09 minutes 00 seconds West, 126.72 feet; [8] South 08 degrees 43 minutes 14 seconds East, 164.10 feet to a point at Lot No. 70, Phase 1A; thence along Lot No. 70, North 72 degrees 03 minutes 25 seconds West, 127.43 feet to a point on the right-of-way line of Laura Lane; thence crossing Laura Lane, North 70 degrees 59 minutes 21 seconds West, 53.62 feet to a point on the right-of-way line of Laura Lane at corner of Lot No. 52, Phase 1A; thence along Lot No. 52 the following two (2) courses and distances: [1] North 72 degrees 33 minutes 43 seconds West, 168.94 feet to a point; and [2] North 81 degrees 36 minutes 30 seconds West, 91.84 feet to a point on the right-of-way line of Boyds School Road; thence crossing Boyds School Road, South 78 degrees 01 minute 08 seconds West, 50.81 feet to a point on the right-of-way line of Boyds School Road at corner of Lot No. 10, Phase 1A; thence along Lot No. 10, South 82 degrees 10 minutes 05 seconds West, 280.59 feet to a point at lands of CSX Transportation Railroad, aforesaid; thence along same the following three (3) courses and distances: [1] North 04 degrees 00 minutes 42 seconds East, 1067.02 feet to a point; and [2] by a curve to the left having a radius of 1,559.05 feet, an arc distance of 252.80 feet, and a long chord bearing and distance of North 00 degrees 38 minutes 02 seconds West, 252.53 feet to a point; and [3] by a curve to the left having a radius of 1,559.05 feet, an arc distance of 254.53 feet, and a long chord bearing and distance of North 09 degrees 57 minutes 22 seconds West, 254.24 feet to a point at lands now or formerly of Robert M. Coulson, et ux, the place of BEGINNING.



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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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EXHIBIT "C"
Units by Identifying Numbers and Percentage Interest

Unit Identifying No.	Percentage Interest
1	0.9259
2	0.9259
3	0.9259
4	0.9259
5	0.9259
6	0.9259
7	0.9259
8	0.9259
9	0.9259
10	0.9259
11	0.9259
12	0.9259
13	0.9259
14	0.9259
15	0.9259
16	0.9259
17	0.9259
18	0.9259
19	0.9259
20	0.9259
21	0.9259
22	0.9259
23	0.9259
24	0.9259
25	0.9259
26	0.9259
27	0.9259
28	0.9259
29	0.9259
30	0.9259
31	0.9259
32	0.9259
33	0.9259
34	0.9259
35	0.9259

Unit Identifying No.	Percentage Interest
36	0.9259
37	0.9259
38	0.9259
39	0.9259
40	0.9259
41	0.9259
42	0.9259
43	0.9259
44	0.9259
45	0.9259
46	0.9259
47	0.9259
48	0.9259
49	0.9259
50	0.9259
51	0.9259
52	0.9259
53	0.9259
54	0.9259
55	0.9259
56	0.9259
57	0.9259
58	0.9259
59	0.9259
60	0.9259
61	0.9259
62	0.9259
63	0.9259
64	0.9259
65	0.9259
66	0.9259
67	0.9259
68	0.9259
69	0.9259
70	0.9259

EXHIBIT "C"
Units by Identifying Numbers and Percentage Interest

Unit Identifying No.	Percentage Interest
71	0.9259
72	0.9259
73	0.9259
74	0.9259
75	0.9259
76	0.9259
77	0.9259
78	0.9259
79	0.9259
80	0.9259
81	0.9259
82	0.9259
83	0.9259
84	0.9259
85	0.9259
86	0.9259
87	0.9259
88	0.9259
89	0.9259
90	0.9259
91	0.9259
92	0.9259
93	0.9259
94	0.9259
95	0.9259
96	0.9259
97	0.9259
98	0.9259
99	0.9259
100	0.9259
101	0.9259
102	0.9259
103	0.9259
104	0.9259
105	0.9259

Unit Identifying No.	Percentage Interest
106	0.9259
107	0.9259
108	0.9259



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