

GAIL M. GERMAN  
RECORDER OF DEEDS

2011 JUL 12 P 1:39

FILED  
CLINTON COUNTY, PA

**AMENDMENT TO DECLARATION OF COVENANTS,  
RESTRICTIONS, EASEMENTS AND RESERVATIONS  
FOR THE STONEHOUSE DEVELOPMENTSITUATE IN  
PORTER TOWNSHIP, CLINTON COUNTY, PENNSYLVANIA**

**BACKGROUND**

1. A Declaration of Covenants, Restrictions, Easements and Reservations for the Stonehouse Development Situate in Porter Township, Clinton County, Pennsylvania, dated October 3, 2006, was recorded on November 8, 2006, as Clinton County Instrument No. 2006-06156 (the "Covenants").

2. Section 3.3 of the Covenants pertains to architectural control.

3. Section 3.7 of the Covenants pertains to temporary structures.

4. It is the intent of this amendment to amend Sections 3.3 and 3.7 of the Covenants.

5. Section 1.3 of the Covenants provides that following the second anniversary of the recording of the Covenants, any change to the Covenants requires the consent of Stonehouse Development, L.P. and the owners of at least 75% of the lots previously sold in the Stonehouse Development.

6. All current lot owners in the Stonehouse Development have signed consents, which are attached hereto, approving this amendment to the Covenants.

NOW, THEREFORE, Stonehouse Development, L.P. does hereby declare that the Covenants be amended as follows.

1. Section 3.3 of the Covenants is amended in whole as follows:

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3.3 **ARCHITECTURAL CONTROL:** No building, fencing or other structure (including but not limited to sheds, playhouses, tree houses, barns, garages, gazebos, pavilions or swimming pools) shall be erected, placed or altered on any lot until the plans and specifications along with a plot plan showing the location of the building, fencing or other structure has been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finished grade elevation. All construction shall comply with the code requirements of the local municipality. In the event the local municipality has not adopted applicable code regulations, all structures in the Development shall comply with the most current building code (code for one- and two-family dwellings no more than 3 stories in height) in accordance with Section 104(d)(2)(ii) of the Pennsylvania Construction Code Act. No wall shall be erected, placed or altered on any lot nearer than the minimum building setback lines or within easements pertaining to that lot as shown on the Plan.

2. Section 3.7 of the Covenants is amended in whole as follows:

3.7 **TEMPORARY STRUCTURES:** No structure of a temporary character, recreational motor vehicle, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Excluded from these regulations are the following:

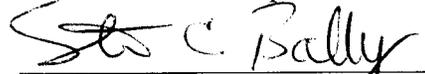
- a. Play tents for children
- b. Party tents for specific functions not to exceed thirty (30) days
- c. Recreational gym equipment

- d. Outdoor fireplace or grill
  - e. Farm and garden equipment used for everyday activities
3. All other terms and conditions as set forth in the Covenants shall remain valid and in effect as if they were included herein in their entirety.

IN WITNESS WHEREOF, the undersigned general partner of STONEHOUSE DEVELOPMENT, L.P. hereunto set its hand and seal.

Dated: July 5, 2011

Stonehouse Development, L.P.



Sixty-Five, LLC, General Partner  
BY: Steven C. Balkey

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF CENTRE )

On this, the 6<sup>th</sup> day of July, 2011, before me, the undersigned officer, a notary public, personally appeared STEVEN C. BALKEY, authorized manager of Sixty-Five, LLC, 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 have hereunto set my hand and official seal.

*Ruby J. Keller*  
Notary Public

My Commission Expires:

*Nov. 22, 2011*

