



Allegheny County
 Valerie McDonald Roberts
 Department of Real Estate
 Pittsburgh, PA 15219

Instrument Number: 2013-32868

BK-DE VL-15437 PG-347

Recorded On: November 19, 2013 As-Deed Agreement

Parties: FAIRWAYS VILLAGE CONDO

To FAIRWAYS VILLAGE CONDO

of Pages: 5

Comment: AMENDMENT

***** THIS IS NOT A BILL *****

Deed Agreement 150.00
 0
 0
 Total: 150.00

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No	
NOT A DEED OF TRANSFER	EXEMPT
Value	0.00

Certified On/By-> 11-19-2013 / B K
NOT A DEED OF TRANSFER

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2013-32868
 Receipt Number: 2516203
 Recorded Date/Time: November 19, 2013 01:43:09P
 Book-Vol/Pg: BK-DE VL-15437 PG-347
 User / Station: S Kubiak - Cash Super 07

LISA M BURKHART ESQ
 1109 GRANT BLDG
 310 GRANT ST
 PITTSBURGH PA 15219



Valerie McDonald Roberts, Manager
 Rich Fitzgerald, County Executive

**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF CONDOMINIUM FOR THE FAIRWAYS VILLAGE CONDOMINIUM**

WHEREAS, The Fairways Village Condominium is located in the Borough of Oakmont, Allegheny County, Pennsylvania, and was enacted pursuant to the terms of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording of the Declaration of Condominium of the Fairways Village Condominium dated May 14, 1980, and recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Deed Book Volume 6253, Page 501; and

WHEREAS, the management of the business and affairs of the Fairways Village Condominium is vested in Council of the Association; and

WHEREAS, Council felt that it was in the best interest of the Association to adopt an Amendment to the Amended and Restated Declaration of Condominium for the Fairways Village Condominium to amend and/or elaborate on the restrictions related to exterior displays at the Fairways so as to maintain the standard of the community which Unit Owners and/or occupants have come to expect; and

WHEREAS, the Amended and Restated Declaration of Condominium for the Fairways Village Condominium provides, at Article XIV, Section (A), that the Declaration may be amended only by the vote of Unit Owners who own at least 67% of the undivided interests in the Common Elements cast in person or by proxy at a meeting duly held for such purpose; and

WHEREAS, at a duly called meeting of the Unit Owners, at least 67% of the undivided interests in the Common Elements cast in person or by proxy at a meeting duly held for such purpose have voted in favor of the within Amendment.

NOW, THEREFORE, the Amended and Restated Declaration of Condominium for the Fairways Village Condominium is hereby amended as follows:

Section 1: The Amended and Restated Declaration of Condominium for the Fairways Village Condominium is hereby amended by deleting Article VIII, Subsections J *only*, in its entirety, and replacing it with the following Article VIII, Subsections J:

"ARTICLE VIII
Uses, Purposes and Restrictions

J. Exterior Displays. Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls of any of the Buildings, and no sign (with the exception of a security sign), awning, canopies, shutters or antennas of any type shall be affixed or placed on the exterior walls or roofs of any Building without the prior written consent of the Council. Exterior holiday decorations and lights shall be permitted from Thanksgiving until January 15th. Holiday lights will be permitted, and may be placed only in the bushes. Seasonal wreaths shall be permitted all year round. The display of the American flag and (1) one military flag is permitted. All other decorative flags of any kind or size are prohibited. All permanent outside decorations are specifically prohibited. A combined total of six (6) decorative, non-permanent items per unit, including plants, may be placed on the porch, deck or patio. Decorative items may not exceed thirty (30) inches in height. Decorative items are not permitted on steps, walks, walkways, driveways, grass or mulched areas.

Section 2: To the extent of any inconsistency with the terms of the Amended and Restated Declaration, the Amended and Restated Code of Regulations or the By-Laws of the Fairways Village Condominium and the terms of this Amendment, the terms hereof shall govern.

Section 3: All remaining provisions of the Amended and Restated Declaration, the Amended and Restated Code of Regulations or the By-Laws of the Fairways Village Condominium, not inconsistent herewith, shall remain in full force and effect.

Section 4: This Amendment shall become effective upon the date of recording at the Allegheny County Department of Real Estate (formerly known as the Allegheny County Recorder of Deeds Office).

IN WITNESS WHEREOF, the undersigned officers execute the within Amendment this 15th day of November, 2013.

Peggy L. Christman
President

Donna C. Makew
Secretary

CERTIFICATE

We, PEGGY L. CHRISTMAS, President of the Fairways Village Condominium and DONNA C. MAHEN, Secretary of the Fairways Village Condominium, hereby certify that the foregoing Amendment to Declaration has been consented to by at least 67% of the undivided interests in the Common Elements cast in person or by proxy.

Dated this 15th day of November, 2013.

Peggy L. Christmas
President

Donna C. Mahen
Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)

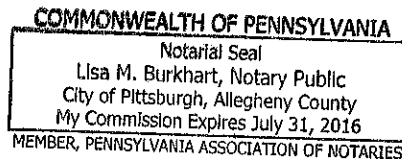
COUNTY OF ALLEGHENY)

On this, the 15th day of November, 2013, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Peggy L. Christmas President of the Fairways Village Condominium, and Donna C. Mahen, Secretary of the Fairways Village Condominium, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Lisa M. Burkhardt
Notary Public

My Commission Expires:



Mail To:
Lisa M. Burkhardt, Esq.
1109 Grant Bldg.
310 Grant Street
Pitt PA 15219