



Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2016-584

BK-DE VL-16251 PG-179

Recorded On: January 07, 2016

As-Deed Agreement

Parties: FAIRWAYS VILLAGE CONDO

To FAIRWAYS VILLAGE CONDO

of Pages: 5

Comment: AMEND CORRECTIVE DECLAR

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

Deed Agreement	162.00
	0
	0
Total:	162.00

Realty Transfer Stamp

Department of Real Estate Stamp

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

Certified On/By-> 01-07-2016 / Scott Stickman
CONDO DECLARATION

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: 2016-584
 Receipt Number: 3019259
 Recorded Date/Time: January 07, 2016 01:52:16P
 Book-Vol/Pg: BK-DE VL-16251 PG-179
 User / Station: A Matthews - Cash Super 04

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



Jerry Tyskiewicz
 Jerry Tyskiewicz, Director
 Rich Fitzgerald, County Executive

**AMENDMENT TO THE CORRECTIVE AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM OF 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 Fairways Village Condominium Declaration was amended and restated by virtue of a Corrective Amended and Restated Declaration of Condominium of the Fairways Village Condominium dated December 7, 2006, and recorded in the Recorder's Office of Allegheny County, Pennsylvania on December 19, 2006 at Deed Book Volume 13091, Page 536; and

WHEREAS, the Corrective Amended and Restated Declaration of Condominium of the Fairways Village Condominium provided, at Article VII, Section (C), that the maintenance and repair of any surfaces or portions of the Unit below grade shall be the sole responsibility of the Owner of such Unit; 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 may be in the best interest of the Association to shift responsibility for the below grade surfaces and portions to the Association.

WHEREAS, the Corrective Amended and Restated Declaration of Condominium of The Fairways Village Condominium provides, at Article XIV, that it may be amended only by the

vote of Unit Owners who own at least 67% of the 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 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 Corrective Amended and Restated Declaration of Condominium of The Fairways Village Condominium is hereby amended as follows:

SECTION 1: Article VII, Paragraph C, is hereby deleted in its entirety and replaced with the following Article VII, Paragraph C:

“Notwithstanding the ownership or use of such Unit and Limited Common Elements appurtenant thereto by a Unit Owner, the maintenance and repair of the Limited Common Elements and the exposed exterior surfaces of the Units themselves (unless necessitated by the negligence or misuse of a Unit Owner, in which case such expense shall be charged to such Unit Owner) shall be the duty of the Council, with the cost thereof charged as a Common Expense. Notwithstanding the foregoing, it shall be the responsibility of the Unit Owner to maintain, repair and replace the windows, screens, skylights, sliding glass doors, garage doors, entrance doors, awnings, screen doors, and associated hardware on the perimeter of the Unit, except in cases involving a Casualty. Council’s duty of maintenance and repair of the Limited Common Elements and the exposed exterior surfaces of any Unit SHALL include the maintenance and repair of any surfaces or portions of the Unit below grade.

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. 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 3: 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 18th day of December, 2015.

Fairways Village Condominium Association:

By: Gerry Hooper
President

By: Arlene Sparks
Secretary

CERTIFICATE

We, Gerry Hooper, President of the Fairways Village Condominium and Arlene Sparks, 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 18th day of December, 2015.

Fairways Village Condominium Association:

By: Gerry Hooper
President

By: Arlene Sparks
Secretary

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)

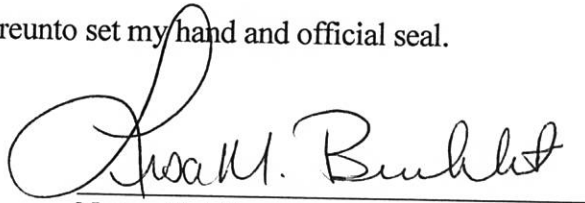
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COUNTY OF ALLEGHENY)

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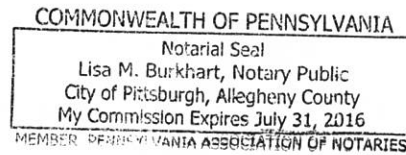
On this, the 18th day of December, 2015, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Jerry Hooper, President of the Fairways Village Condominium, and Arlene Sparks, Secretary of the Fairways Village Condominium, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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



Notary Public

My Commission Expires: July 31, 2016



Mail To:

Lisa M. Burkhart, Esquire
1109 Grant Building
310 Grant Street
Pittsburgh, PA 15219