



001QGI

**TWELFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM**

This Twelfth Amendment to the Declaration of Condominium ("Twelfth Amendment") is made this 24<sup>th</sup> day of February, 2010, by the Unit Owners of 55 Units in the Wesley Mews Condominium Association, being at least sixty-seven (67%) percent of the voting interests of the Unit Owners within Wesley Mews Condominium Association.

**RECITALS:**

R-1. Pursuant to the Declaration of Condominium ("Declaration") recorded on or about the 15<sup>th</sup> day of August, 1997, in the Cumberland County Recorder of Deeds Office in Miscellaneous Book 554, Page 902, the Declarant to Wesley Mews Condominium Association (the "Declarant") created a condominium known as the Wesley Mews Condominium (the "Condominium"). Contemporaneously therewith, the Declarant filed, in the aforesaid Office of the Recorder of Deeds, plats and plans as required by the Pennsylvania Uniform Condominium Act. The Declaration and plats and plans created six (6) units. The Declaration and plats and plans have been amended by the Declarant by the filing of eleven (11) amendments to the Declaration and amended plats and plans, to include an additional forty-nine (49) units, as follows:

<u>Amendment</u>	<u>Misc. Book &amp; Page</u>
First Amendment	564, 675
Second Amendment	568, 798
Third Amendment	586, 31
Fourth Amendment	595, 813
Fifth Amendment	599, 475
Sixth Amendment	605, 678
Seventh Amendment	614, 509
Eighth Amendment	636, 308
Ninth Amendment	651, 931
Tenth Amendment	660, 959
Eleventh Amendment	685, 3813
Eleventh Amendment (Corrected)	693, 3639

R-2. The Condominium is located in Lower Allen Township, Cumberland County, Pennsylvania.

R-3. The Declarant as identified in the Declaration no longer has special voting rights as Declarant. The special voting rights of the Declarant were terminated and were converted to regular voting rights the same as all other Unit Owners on or about September 27, 2001.

R-4. The Unit Owners desire to amend the Declaration as provided in Article XVI of the Declaration. Section 16.1 provides that the Declaration may be amended by the affirmative vote of Unit Owners of Units to which at least sixty-seven (67%) percent of the votes in the Association are allocated.

R-5. As of the date of this Twelfth Amendment, there are fifty-five (55) Units owned by the Unit Owners.

R-6. The Association, by its execution of this Twelfth Amendment, joins in this Twelfth Amendment to the extent it is required to do so by law and by Section XVII of the Declaration and to evidence its consent to the terms of this Twelfth Amendment and its agreement to be bound by this Twelfth Amendment.

NOW, THEREFORE, in accordance with the Condominium Documents and the provisions of 68 Pa. C.S.A. Section 3219, the Unit Owners, INTENDING TO BE LEGALLY BOUND HEREBY, amend the Declaration as follows:

1. Recitals: The above recitals are incorporated herein by reference as if fully set forth at length.
2. Section 9.1, Leases, and all sub-sections thereof, are hereby amended to read as follows:

9.1. Leases. Only the owner of a condominium unit or the owner's immediate family member (grandparent, parent, child and grandchild) shall be permitted to occupy the owner's unit.

9.1.1. Rental to anyone, subletting to anyone, assignment to anyone and any other procedure that would allow anyone but the owner or the owner's immediate family member to occupy the unit shall be prohibited. Any owner who has persons other than themselves or their immediate family member occupying his or her unit prior to the date of this amendment shall be permitted to continue such arrangement to the termination of the existing term of the lease or other governing document.

9.1.2. Any owner who has rented, sublet, assigned or otherwise caused persons other than the owner or their immediate family member to occupy his or her unit shall provide to the Association a copy of the lease, contract or other governing document for that arrangement within ten (10) days from the recording of this Amendment. If there is no written document governing such arrangement, the tenant or other occupier shall be out of occupancy within sixty (60) days from the date of the recording of this Amendment.

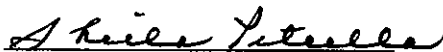
9.1.3. This section shall not prohibit an owner or owner's immediate family member who occupies his or her unit from allowing others to reside in the unit with him or her.

9.1.4. Except as specifically modified and amended hereby, all provisions of the Declaration are hereby ratified and confirmed.

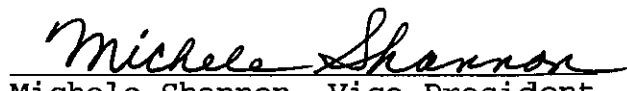
IN WITNESS WHEREOF, this Twelfth Amendment is first executed and ratified as of the date first above written.

ATTEST:

WESLEY MEWS CONDOMINIUM  
ASSOCIATION

  
Sheila Petulla  
Secretary

  
Kerry Ann Hollier, President

  
Michele Shannon, Vice President

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Dauphin

: SS  
:

On this, the 24<sup>th</sup> day of February, 2010, before me, a Notary Public, the undersigned officer, personally appeared Kerry Ann Hollier and Michele Shannon, who acknowledged themselves to be officers of the Board of Directors of the Wesley Mews

Condominium Association, a non-profit corporation, and that they, as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation as officers of said corporation.

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

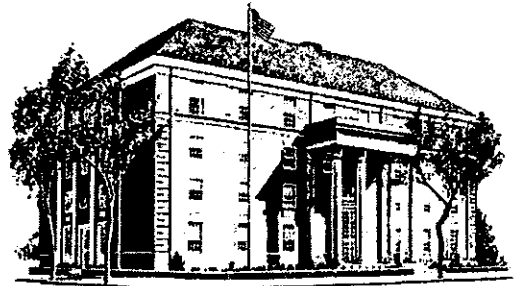
Lisa A. Conway  
Notary Public

My Commission Expires:

3/24/11

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Lisa A. Conway, Notary Public  
Susquehanna Twp., Dauphin County  
My Commission Expires March 24, 2011  
Pennsylvania Association of Notaries

**ROBERT P. ZIEGLER  
RECORDER OF DEEDS  
CUMBERLAND COUNTY  
1 COURTHOUSE SQUARE  
CARLISLE, PA 17013  
717-240-6370**



**Instrument Number - 201005004**

**Recorded On 2/26/2010 At 3:49:38 PM**

**\* Total Pages - 5**

**\* Instrument Type - AMENDMENT**

**Invoice Number - 61461**

**User ID - MBL**

**\* Grantor - WESLEY MEWS**

**\* Grantee - WESLEY MEWS**

**\* Customer - WESLEY MEWS CONDO ASSOC**

**\* FEES**

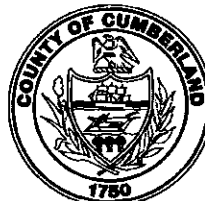
STATE WRIT TAX	\$0.50
RECORDING FEES -	\$11.50
RECORDER OF DEEDS	
PARCEL CERTIFICATION	\$20.00
FEES	
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$37.00

**Certification Page**

**DO NOT DETACH**

**This page is now part  
of this legal document.**

**I Certify this to be recorded  
in Cumberland County PA**



*Robert P. Ziegler*  
**RECORDER OF DEEDS**

**\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.**

001QGI



**CUMBERLAND COUNTY RECORDER OF DEEDS  
RECEIPT**

Inv Number: 61461  
Customer:  
WESLEY MEWS CONDO ASSOC

Invoice Date: 02/26/2010 3:49:29 PM  
Last Change:

RECEIPT  
Receipt By: COUNTER

Reg/Drw ID: 0201  
By: MBL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	<b>AMENDMENT</b>	\$37.00	201005004	LOWER ALLEN
	Grantor - WESLEY MEWS		02/26/10 3:49:38 PM	TOWNSHIP
	Grantee - WESLEY MEWS		Total Pages: 5	
	Return Via - MAIL			
	PARCEL IDENTIFICATION NUMBER			
	13-24-0793-162-			
	13-24-0793-161-			
	Fee Detail:			
	COUNTY RECORDING FEE	\$11.50		
	IMPROVEMENT FEE - COUNTY	\$2.00		
	IMPROVEMENT FEE - RECORDER	\$3.00		
	PARCELS FEE	\$20.00		
	STATE WRIT FEE	\$0.50		
	Inst Info: TWELFTH AMENDMENT			
	<b>TOTAL CHARGES</b>	\$37.00		
	<b>PAYMENTS</b>			
	CHECK: 332	\$37.00		
	<b>TOTAL PAYMENTS</b>	\$37.00		
	<b>AMOUNT DUE</b>	\$37.00		
	PAYMENT ON INVOICE	(\$37.00)		
	<b>BALANCE DUE</b>	\$0.00		