

ROBERT M. ZIESLER
RECORDER OF DEEDS
CUMBERLAND COUNTY - PA

'98 FEB 11 AM 8 31

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF WESLEY MEWS CONDOMINIUM

This Amendment is made as of this fifth day of February, 1998, by WESLEY MEWS LIMITED PARTNERSHIP, a Pennsylvania limited partnership (the "Declarant").

W I T N E S S E T H:

A. Pursuant to a certain Declaration executed by Declarant and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Miscellaneous Book 554, Page 902 (the "Declaration"), Declarant submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et seq. (the "Act") certain real estate described in Exhibit "A" to the Declaration and created a flexible condominium known as "Wesley Mews Condominium" (the "Condominium").

B. Pursuant to Article XIX of the Declaration, Declarant reserved an option to convert into Units, Limited Common Elements or any combination thereof all or any portions of the "Convertible Real Estate" described in Exhibit "D" to the Declaration, at any time and from time to time until the seventh anniversary of the recordation of the Declaration.

C. Pursuant to a certain First Amendment to Declaration of Condominium executed by Declarant and recorded in Cumberland County Miscellaneous Book 564, Page 675, Declarant converted a portion of the Convertible Real Estate described in Exhibit A

R/W Plan Bk. 11, Pg. 132

Misc Bk 568, Pg. 798

attached thereto and created six (6) additional Units and Limited Common Elements appurtenant thereto, thus increasing the total number of Units in the Condominium to twelve (12).

D. Declarant now desires to convert the portion of the Convertible Real Estate which is described in Exhibit A hereto and which is referred to herein as the "Converted Real Estate" into Units and Limited Common Elements as hereinafter provided, thus increasing the total number of Units in the Condominium from twelve (12) to eighteen (18).

D. All capitalized terms used herein which are not defined herein shall have the meanings specified in Section 1.3 of the Declaration.

NOW, THEREFORE, pursuant to and in compliance with the Declaration and the Act, Declarant hereby amends the Declaration as follows:

1. The Converted Real Estate, as described on Exhibit A hereto, being a portion of the Convertible Real Estate described in Exhibit "D" to the Declaration, is hereby converted into the Units and Limited Common Elements appurtenant thereto as shown on the Second Amended Declaration Plats and Plans attached as Exhibit B hereto and made a part hereof.

2. Pursuant to Section 3211 of the Act, Declarant hereby assigns an identifying number to each Unit hereby formed in the Converted Real Estate and reallocates the Common Element

interests, votes in the Association and Common Expense liabilities as shown on Exhibit C, attached hereto and made a part hereof.


3. Except as modified by this Amendment, all of the terms and provisions of the Condominium Documents are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Units and Limited Common Elements hereby created.


IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the day and year first above written.

DECLARANT:
WESLEY MEWS LIMITED PARTNERSHIP, a
Pennsylvania limited partnership

ATTEST:

By ELG, Inc., General Partner

By 
ASST. SEC.

By 
Edwin L. Glasgow
President

[CORPORATE SEAL]

EXHIBIT A

LEGAL DESCRIPTION OF THE CONVERTED REAL ESTATE

ALL OF the following described parcel of land being known as Phase 3 of Wesley Mews Condominium (the "Condominium"), located in Lower Allen Township, Cumberland County, Pennsylvania, more completely described as follows:

BEGINNING at a point on the southern right-of-way line of Wesley Drive, SR 2021, at the southeast corner of lands now or formerly of Carl G. and Emma L. Vanauken, Jr.; thence along the southern right-of-way line of Wesley Drive South 45 degrees 54 minutes 28 seconds East a distance of 219.98 feet to a point; thence along the same South 33 degrees 20 minutes 30 seconds East a distance of 11.24 feet to a point on the western right-of-way line of Cobblestone Drive, a private road; thence along the western right-of-way line of Cobblestone Drive South 45 degrees 19 minutes 30 seconds West a distance of 150.05 feet to a point; thence along the northern property line of Wesley Mews-Phase I North 44 degrees 40 minutes 30 seconds West a distance of 2333.26 feet to a point on the lands now or formerly of Renee Dayo and Carl G. and Emma L. Vanauken, Jr. North 46 degrees 13 minutes 30 seconds East a distance of 147.54 feet to the POINT OF BEGINNING.

BEING Phase 3 and CONTAINING 0.767 acres, more or less.

EXHIBIT B

SECOND AMENDED DECLARATION PLATS AND PLANS

The Second Amended Declaration
Plats and Plans for Wesley Mews
Condominium, dated February 6, 1998
and January 30, 1998, consisting of
a total of three (3) pages, are
being recorded simultaneously
herewith with the Cumberland County
Recorder of Deeds and are hereby
incorporated herein by reference
and made an integral part hereof.

EXHIBIT C

PERCENTAGE INTEREST IN COMMON ELEMENTS,
 SHARE OF COMMON EXPENSES
 AND VOTES, APPURTENANT TO UNITS

Unit Identifying Number	Percentage Interest %	Number of Votes
Building Containing Units 5201 to 5211 (odd) Inclusive		
Unit 5201	5.55	5.55
Unit 5203	5.55	5.55
Unit 5205	5.55	5.55
Unit 5207	5.55	5.55
Unit 5209	5.55	5.55
Unit 5211	5.55	5.55
Building Containing Units 5212 to 5222 (even) Inclusive		
Unit 5212	5.55	5.55
Unit 5214	5.55	5.55
Unit 5216	5.55	5.55
Unit 5218	5.55	5.55
Unit 5220	5.55	5.55
Unit 5222	5.55	5.55
Building Containing Units 5200 to 5210 (even) Inclusive		
Unit 5200	5.55	5.55
Unit 5202	5.55	5.55
Unit 5204	5.55	5.55
Unit 5206	5.55	5.55
Unit 5208	5.55	5.55
Unit 5210	5.55	5.55
TOTAL (18 Units)	99.90	99.90