

Prepared by: Bradley Zuke, Esq.
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AMENDMENT TO
DECLARATION OF PARK RIDGE CROSSING
A PLANNED COMMUNITY

Pursuant to the provisions of the
Pennsylvania Uniform Planned Community Act,
68 Pa. C.S. §5101 *et. seq.*, as amended

THIS AMENDMENT, made the 23rd day of NOVEMBER, 2009, by Hess Huber Hess, LP ("Declarant").

BACKGROUND

On June 6, 2006, Declarant recorded the Declaration of Park Ridge Crossing, a Planned Community, in the Office of the Recorder of Deeds for Lancaster County, Pennsylvania, as Document 5527808 (the "Declaration"). The Park Ridge Homeowners Association is currently under the control of Declarant. Following the unanimous consent of the Unit Owners at the April 9, 2009 Annual Meeting of the Association, Declarant hereby amends the Declaration. For purposes of this Amendment, the original terms in the Declaration shall have the same meaning in this Amendment. Located in the Township of Manheim, Lancaster County, PA.

NOW, THEREFORE, pursuant to section 5219 of the Pennsylvania Uniform Planned Community Act (the "Act"), 68 Pa. C.S. §§ 5219, the Declarant hereby amends the Declaration as follows:

1. *Definitions/Background.* The foregoing Background is incorporated herein by reference. Terms used in this Amendment shall have the definitions given in the Declaration, unless a definition is specifically given herein.

2. Section 6.1(x) is hereby amended to read as follows:

The Association shall designate one trash collection company to serve the entire Community, which company will then contract directly with each individual Unit Owner. The costs of trash collection and removal will be paid directly by the Unit Owners and will not be included in the Common Expense Allocation. No garbage cans or trash containers may be located in the front or side lawn area of any Unit or at the curb for more than a 24 hour period.

3. *Votes, Common Expense Share, Identifying Numbers.* Neither Votes nor Common Expense Shares are affected by this Amendment.

IN WITNESS WHEREOF, Hess Huber Hess, LP has caused its name to be signed to this Amendment by its authorized partner on this 23rd day of NOVEMBER, 2009.

HESS HUBER HESS, LP

By: HHH Properties, LLC, its sole general partner

By: _____


Randall L. Hess, member

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF LANCASTER :

On this, the 25th day of November, 2009, before me, a Notary Public, personally appeared Randall L. Hess, known to me (or satisfactorily proven) and who acknowledged himself to be the member of HHH Properties, LLC, a Pennsylvania limited liability company and the sole general partner of Hess Huber Hess, LP, a Pennsylvania limited partnership, and as such member being authorized so to do, signed the foregoing Amendment To Declaration in the name of the Declarant and acknowledged the foregoing to be its act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 25th day of November, 2009.

Beverly A. Vaughn
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Beverly A. Vaughn, Notary Public
City Of Lancaster, Lancaster County
My Commission Expires June 27, 2010
Member, Pennsylvania Association of Notaries

CONSENT AND JOINDER BY MORTGAGEE

The undersigned, Fulton Bank ("Mortgagee") being holder of:

- an Open-End Mortgage dated April 13, 2006, and recorded April 18, 2006, in the Office of the Recorder of Deeds for Lancaster County, Pennsylvania, being Document Number 5514179; and
• an Open-End Mortgage dated April 18, 2006, and recorded September 1, 2006, in the Office of the Recorder of Deeds for Lancaster County, Pennsylvania, being Document Number 5552305; and
• an Open-End Mortgage dated April 18, 2006, and recorded September 1, 2006, in the Office of the Recorder of Deeds for Lancaster County, Pennsylvania, being Document Number 5552306;

all upon the Property submitted to the Declaration and as holder of any other mortgages that the Mortgagee may now or hereafter hold upon such Property (all such mortgages hereinafter collectively referred to as the "Mortgages"), joins in, consents to, and approves the terms of this Amendment to Declaration of Park Ridge Crossing, a Planned Community (the "Amendment"), subordinates its rights as Mortgagee thereto.

IN WITNESS WHEREOF, the Mortgagee has executed this Subordination of Mortgage and Joinder by Mortgagee on this the 23rd day of November, 2009.

Attest: M B [Signature] ASST. SEC.

Fulton Bank
By: [Signature]
Print: CAROLYN L. FRENCH
Title: VICE PRESIDENT

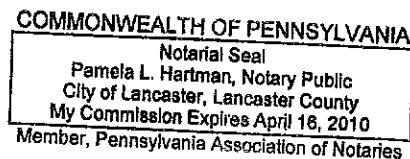
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF LANCASTER :

On this, the 23rd day of November, 2009, before me, a Notary Public, personally appeared CAROLYN L. FRENCH, known to me (or satisfactorily proven) and who acknowledged herself to be a Vice President of FULTON BANK, a corporation, and as such Vice President, and being authorized so to do, signed the foregoing Declaration in its name and acknowledged the foregoing to be its act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 23rd day of November, 2009.

[Signature] Pamela L. Hartman
Notary Public

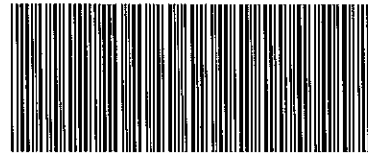
My Commission Expires:



Lancaster County
Steve McDonald
Recorder of Deeds
150 N. Queen Street
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 5827288
RECORDED DATE: 12/02/2009 12:18:24 PM



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LANCASTER COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: MISC - NON MORTGAGE Transaction Reference: 78559 01 Document Reference:	Transaction #: 2406014 - 1 Doc(s) Document Page Count: 4 Operator Id: macrinam
RETURN TO: (Email) Beverly A Vaughn 33 N Duke St Lancaster, PA 17602	SUBMITTED BY: Beverly A Vaughn 33 N Duke St Lancaster, PA 17602
GRANTOR(S)/MORTGAGOR(S): FULTON BANK	GRANTEE(S)/MORTGAGEE(S): RANDALL L HESS

*** PROPERTY DATA:**

Parcel ID #:

Municipality:
School District:

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:

RECORDING FEE: MISC - NON	
MORTGAGE	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
Total:	\$18.50

INSTRUMENT # : 5827288
RECORDED DATE: 12/02/2009 12:18:24 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.



Steve McDonald
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.