

Record and Return to:
Marcus & Hoffman, P.C.
326 W. State Street
Media, PA 19063
610-565-4660

264 Folios to Follow

**Technical Corrective Amendment to the
Declaration of Easements, Covenants and Restrictions for
The Village of Valleybrook**

Folio Number	Address	Folio Number	Address
06-00-00018-01	1 Bishop Drive	06-00-00018-02	2 Bishop Drive
06-00-00018-03	3 Bishop Drive	06-00-00018-04	4 Bishop Drive
06-00-00018-05	5 Bishop Drive	06-00-00018-06	6 Bishop Drive
06-00-00018-07	7 Bishop Drive	06-00-00018-08	8 Bishop Drive
06-00-00018-09	9 Bishop Drive	06-00-00018-10	10 Bishop Drive
06-00-00018-11	11 Bishop Drive	06-00-00018-12	12 Bishop Drive
06-00-00018-13	13 Bishop Drive	06-00-00018-14	14 Bishop Drive
06-00-00018-15	15 Bishop Drive	06-00-00018-16	16 Bishop Drive
06-00-00018-17	17 Bishop Drive	06-00-00018-18	18 Bishop Drive
06-00-00018-19	19 Bishop Drive	06-00-00018-20	20 Bishop Drive
06-00-00018-21	21 Bishop Drive	06-00-00018-22	22 Bishop Drive
06-00-00018-23	23 Bishop Drive	06-00-00018-24	24 Bishop Drive
06-00-00018-25	25 Bishop Drive	06-00-00018-26	26 Bishop Drive
06-00-00018-27	27 Bishop Drive	06-00-00018-28	28 Bishop Drive
06-00-00018-29	29 Bishop Drive	06-00-00018-30	30 Bishop Drive
06-00-00018-31	31 Bishop Drive	06-00-00018-32	32 Bishop Drive
06-00-00018-33	33 Bishop Drive	06-00-00018-34	34 Bishop Drive
06-00-00018-35	35 Bishop Drive	06-00-00018-36	36 Bishop Drive
06-00-00018-37	37 Bishop Drive	06-00-00018-38	38 Bishop Drive

Folio Number	Address	Folio Number	Address
06-00-00018-39	39 Bishop Drive	06-00-00018-40	40 Bishop Drive
06-00-00018-41	41 Bishop Drive	06-00-00018-42	42 Bishop Drive
06-00-00018-43	43 Bishop Drive	06-00-00018-44	44 Bishop Drive
06-00-00018-45	45 Bishop Drive	06-00-00018-46	46 Bishop Drive
06-00-00018-47	47 Bishop Drive	06-00-00018-48	48 Bishop Drive
06-00-00018-49	49 Bishop Drive	06-00-00018-50	50 Bishop Drive
06-00-00018-51	51 Bishop Drive	06-00-00018-52	52 Bishop Drive
06-00-00018-53	53 Bishop Drive	06-00-00018-54	54 Bishop Drive
06-00-00018-55	55 Bishop Drive	06-00-00018-56	56 Bishop Drive
06-00-00018-57	57 Bishop Drive	06-00-00018-58	58 Bishop Drive
06-00-00018-59	59 Bishop Drive	06-00-00018-60	60 Bishop Drive
06-00-00018-61	61 Bishop Drive	06-00-00018-62	62 Bishop Drive
06-00-00018-63	63 Bishop Drive	06-00-00018-64	64 Bishop Drive
06-00-00018-65	65 Bishop Drive	06-00-00018-66	66 Bishop Drive
06-00-00018-67	67 Bishop Drive	06-00-00018-68	68 Bishop Drive
06-00-00018-69	69 Bishop Drive	06-00-00018-70	70 Bishop Drive
06-00-00018-71	71 Bishop Drive	06-00-00018-72	72 Bishop Drive
06-00-00018-73	73 Bishop Drive	06-00-00018-74	74 Bishop Drive
06-00-00018-75	75 Bishop Drive	06-00-00018-76	76 Bishop Drive
06-00-00018-77	77 Bishop Drive	06-00-00018-78	78 Bishop Drive
06-00-00018-79	79 Bishop Drive	06-00-00018-80	80 Bishop Drive
06-00-00018-81	81 Bishop Drive	06-00-00018-82	82 Bishop Drive
06-00-00018-83	83 Bishop Drive	06-00-00018-84	84 Bishop Drive
06-00-00018-85	85 Bishop Drive	06-00-00018-86	86 Bishop Drive
06-00-00018-87	87 Bishop Drive	06-00-00018-88	88 Bishop Drive
06-00-00018-89	89 Bishop Drive	06-00-00018-90	90 Bishop Drive
06-00-00018-91	91 Bishop Drive	06-00-00018-92	92 Bishop Drive
06-00-00018-93	93 Bishop Drive	06-00-00018-94	94 Bishop Drive

Folio Number	Address	Folio Number	Address
06-00-00018-95	95 Bishop Drive	06-00-00018-96	96 Bishop Drive
06-00-00018-97	97 Bishop Drive	06-00-00018-98	98 Bishop Drive
06-00-00018-99	99 Bishop Drive	06-00-00019-00	100 Bishop Drive
06-00-00019-01	101 Bishop Drive	06-00-00019-02	102 Bishop Drive
06-00-00019-03	103 Bishop Drive	06-00-00019-04	104 Bishop Drive
06-00-00019-05	105 Bishop Drive	06-00-00019-06	106 Bishop Drive
06-00-00019-07	107 Bishop Drive	06-00-00019-08	108 Bishop Drive
06-00-00019-09	109 Bishop Drive	06-00-00019-10	110 Bishop Drive
06-00-00019-11	111 Bishop Drive	06-00-00019-12	112 Bishop Drive
06-00-00019-13	113 Bishop Drive	06-00-00019-14	114 Bishop Drive
06-00-00019-15	115 Bishop Drive	06-00-00019-16	116 Bishop Drive
06-00-00019-17	117 Bishop Drive	06-00-00019-18	118 Bishop Drive
06-00-00019-19	119 Bishop Drive	06-00-00019-20	120 Bishop Drive
06-00-00019-21	121 Bishop Drive	06-00-00019-22	122 Bishop Drive
06-00-00019-23	123 Bishop Drive	06-00-00019-24	124 Bishop Drive
06-00-00019-25	125 Bishop Drive	06-00-00019-26	126 Bishop Drive
06-00-00019-27	127 Bishop Drive	06-00-00019-28	128 Bishop Drive
06-00-00019-29	129 Bishop Drive	06-00-00019-30	130 Bishop Drive
06-00-00019-31	131 Bishop Drive	06-00-00019-32	132 Bishop Drive
06-00-00019-33	133 Bishop Drive	06-00-00019-34	134 Bishop Drive
06-00-00019-35	135 Bishop Drive	06-00-00019-36	136 Bishop Drive
06-00-00019-37	137 Bishop Drive	06-00-00019-38	138 Bishop Drive
06-00-00019-39	139 Bishop Drive	06-00-00019-40	140 Bishop Drive
06-00-00019-41	141 Bishop Drive	06-00-00019-42	142 Bishop Drive
06-00-00019-43	143 Bishop Drive	06-00-00019-44	144 Bishop Drive
06-00-00019-45	145 Bishop Drive	06-00-00019-46	146 Bishop Drive
06-00-00019-47	147 Bishop Drive	06-00-00019-48	148 Bishop Drive
06-00-00019-49	149 Bishop Drive	06-00-00019-50	150 Bishop Drive

Folio Number	Address	Folio Number	Address
06-00-00019-51	151 Bishop Drive	06-00-00019-52	152 Bishop Drive
06-00-00019-53	153 Bishop Drive	06-00-00019-54	154 Bishop Drive
06-00-00019-55	155 Bishop Drive	06-00-00019-56	156 Bishop Drive
06-00-00019-57	157 Bishop Drive	06-00-00019-58	158 Bishop Drive
06-00-00019-59	159 Bishop Drive	06-00-00019-60	160 Bishop Drive
06-00-00019-61	161 Bishop Drive	06-00-00019-62	162 Bishop Drive
06-00-00019-63	163 Bishop Drive	06-00-00019-64	164 Bishop Drive
06-00-00019-65	165 Bishop Drive	06-00-00019-66	166 Bishop Drive
06-00-00019-67	167 Bishop Drive	06-00-00019-68	168 Bishop Drive
06-00-00019-69	169 Bishop Drive	06-00-00019-70	170 Bishop Drive
06-00-00019-71	171 Bishop Drive	06-00-00019-72	172 Bishop Drive
06-00-00019-73	173 Bishop Drive	06-00-00019-74	174 Bishop Drive
06-00-00019-75	175 Bishop Drive	06-00-00019-76	176 Bishop Drive
06-00-00019-77	177 Bishop Drive	06-00-00019-78	178 Bishop Drive
06-00-00019-79	179 Bishop Drive	06-00-00019-80	180 Bishop Drive
06-00-00019-81	181 Bishop Drive	06-00-00019-82	182 Bishop Drive
06-00-00019-83	183 Bishop Drive	06-00-00019-84	184 Bishop Drive
06-00-00019-85	185 Bishop Drive	06-00-00019-86	186 Bishop Drive
06-00-00019-87	187 Bishop Drive	06-00-00019-88	188 Bishop Drive
06-00-00019-89	189 Bishop Drive	06-00-00019-90	190 Bishop Drive
06-00-00019-91	191 Bishop Drive	06-00-00019-92	192 Bishop Drive
06-00-00019-93	193 Bishop Drive	06-00-00019-94	194 Bishop Drive
06-00-00019-95	195 Bishop Drive	06-00-00019-96	196 Bishop Drive
06-00-00019-97	197 Bishop Drive	06-00-00019-98	198 Bishop Drive
06-00-00019-99	199 Bishop Drive	06-00-00020-00	200 Bishop Drive
06-00-00020-01	201 Bishop Drive	06-00-00020-02	202 Bishop Drive
06-00-00020-03	203 Bishop Drive	06-00-00020-04	204 Bishop Drive
06-00-00020-05	205 Bishop Drive	06-00-00020-06	206 Bishop Drive

Folio Number	Address	Folio Number	Address
06-00-00020-07	207 Bishop Drive	06-00-00020-08	208 Bishop Drive
06-00-00020-09	209 Bishop Drive	06-00-00020-10	210 Bishop Drive
06-00-00020-11	211 Bishop Drive	06-00-00020-12	212 Bishop Drive
06-00-00020-13	213 Bishop Drive	06-00-00020-14	214 Bishop Drive
06-00-00020-15	215 Bishop Drive	06-00-00020-16	216 Bishop Drive
06-00-00020-17	217 Bishop Drive	06-00-00020-18	218 Bishop Drive
06-00-00020-19	219 Bishop Drive	06-00-00020-20	220 Bishop Drive
06-00-00020-21	221 Bishop Drive	06-00-00020-22	222 Bishop Drive
06-00-00020-23	223 Bishop Drive	06-00-00020-24	224 Bishop Drive
06-00-00020-25	225 Bishop Drive	06-00-00020-26	226 Bishop Drive
06-00-00020-27	227 Bishop Drive	06-00-00020-28	228 Bishop Drive
06-00-00020-29	229 Bishop Drive	06-00-00020-30	230 Bishop Drive
06-00-00020-31	231 Bishop Drive	06-00-00020-32	232 Bishop Drive
06-00-00020-33	233 Bishop Drive	06-00-00020-34	234 Bishop Drive
06-00-00020-35	235 Bishop Drive	06-00-00020-36	236 Bishop Drive
06-00-00020-37	237 Bishop Drive	06-00-00020-38	238 Bishop Drive
06-00-00020-39	239 Bishop Drive	06-00-00020-40	240 Bishop Drive
06-00-00020-41	241 Bishop Drive	06-00-00020-42	242 Bishop Drive
06-00-00020-43	243 Bishop Drive	06-00-00020-44	244 Bishop Drive
06-00-00020-45	245 Bishop Drive	06-00-00020-46	246 Bishop Drive
06-00-00020-47	247 Bishop Drive	06-00-00020-48	248 Bishop Drive
06-00-00020-49	249 Bishop Drive	06-00-00020-50	250 Bishop Drive
06-00-00020-51	251 Bishop Drive	06-00-00020-52	252 Bishop Drive
06-00-00020-53	253 Bishop Drive	06-00-00020-54	254 Bishop Drive
06-00-00020-55	255 Bishop Drive	06-00-00020-56	256 Bishop Drive
06-00-00020-57	257 Bishop Drive	06-00-00020-58	258 Bishop Drive
06-00-00020-59	259 Bishop Drive	06-00-00020-60	260 Bishop Drive
06-00-00020-61	261 Bishop Drive	06-00-00020-62	262 Bishop Drive
06-00-00020-63	263 Bishop Drive	06-00-00020-64	264 Bishop Drive

**TECHNICAL CORRECTIVE AMENDMENT TO THE
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
FOR THE VILLAGE OF VALLEYBROOK**

THIS TECHNICAL CORRECTIVE AMENDMENT to the Declaration of Easements, Covenants and Restrictions for the Village of Valleybrook is dated this 14th day of December 2023.

WHEREAS, the Valleybrook Homeowners' Association, Inc. (the "Association") is governed by the Declaration of Easements, Covenants and Restrictions for the Village of Valleybrook, dated October 8, 1974 and recorded in the Delaware County Recorder of Deeds Office on November 4, 1974, in Deed Book 2519, Page 933, *et seq.*, as amended (the "Declaration"), the Bylaws of Valleybrook Homeowners' Association, Inc., as amended (the "Bylaws"), the Rules & Regulations ("Rules & Regulations") (collectively, the "Governing Documents") as well as the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S.A. §§ 5101, *et seq.* (the "Act");

WHEREAS, pursuant to Section 5219(f) of the Act, "*...if any amendment to the declaration is necessary in the judgment of the executive board to...cure an ambiguity...correct or supplement any provision of the declaration...that is defective, missing or inconsistent with any other provision of the declaration or with this subpart...then, at any time, the executive board may, at its discretion, effect an appropriate corrective amendment without the approval of the unit owners...upon receipt of an opinion from legal counsel who is independent from the declarant to the effect that the proposed amendment is permitted by the terms of this subsection.*";

WHEREAS, pursuant to Section 5302(a)(2) of the Act, the Association is authorized to, "*...[a]dopt and amend budgets for revenues, expenditures and reserves and collect assessments for common expenses from unit owners.*";

WHEREAS, pursuant to Section 5314(a) of the Act, "*...assessments shall be made at least annually, based on a budget adopted at least annually by the association (emphasis added).*";

WHEREAS, pursuant to Section 5307(a) of the Act, "*...the association is responsible for maintenance, repair and replacement of the common elements...[.]*";

WHEREAS, pursuant to Section 5303(a) of the Act, "*...the executive board may act in all instances on behalf of the association. In the performance of their duties, the officers and members of the executive board shall stand in a fiduciary relation to the association and shall perform their duties...in good faith; in a manner they reasonably believe to be in the best interests of the association[.]*";

WHEREAS, Article V, Section 5 of the Declaration currently prohibits the Association's Board of Directors (the "Board") from increasing or otherwise altering the amount of the Association's Annual Assessments without the affirmative vote of at least two-thirds (or 67%) of the Unit Owners, regardless of whether or not any such change is necessitated by the Annual Budget;

WHEREAS, the Association's Board has determined that it is unable to comply with its fiduciary obligation to adequately maintain, repair and/or replace the Association's Common Elements, nor is the Board able to prepare and comply with an accurate Annual Budget of the Association, due to the restrictions imposed by Article V, Section 5 of the Declaration;

WHEREAS, the Board has determined that a Technical Corrective Amendment to Article V, Section 5 of the Declaration is appropriate and necessary in order to enable the Board to comply with its fiduciary obligation to administer the Association and adequately maintain, repair and/or replace the Association's Common Elements; and

WHEREAS, the Board has received an opinion from independent legal counsel that such proposed Technical Corrective Amendment is consistent with Section 5219(f) of the Act.

NOW, THEREFORE, intending to be legally bound, the Association, through its duly elected Board of Directors, hereby amends the Declaration as follows:

1. Article V, Section 5 of the Declaration is hereby deleted in its entirety and replaced with the following revised Article V, Section 5:


"Section 5. Change in basis and Maximum of Annual Assessments. The amount and basis of the Annual Assessments contemplated herein may be adjusted by the Association, acting through the Board, with any such adjustments being computed on an annual basis based upon amounts established in the Annual Budget prepared by the Board of Directors. The adoption of the Association's Annual Budget, as well as any corresponding adjustments to the Annual Assessments, shall be subject to the terms of Section 5303(b) of the Pennsylvania Uniform Planned Community Act, 68 PA C.S.A. §5101, et seq. (the "Act"). It is the responsibility of the Owners to pay all Annual Assessments levied by the Association."

2. All other provisions within the Declaration that are not specifically altered by the above shall remain in full force and effect.

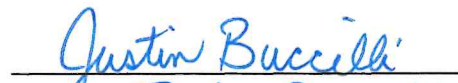
WITNESS, this day, our hands and seals:

ATTEST:

BOARD OF DIRECTORS
Valleybrook Homeowners'
Association, Inc.


Name: Janet A. Maffei

Title: Secretary

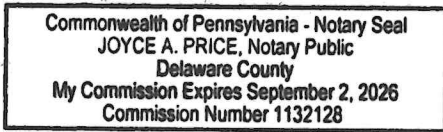

Name: Justin Buccilli

Title: President

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Delaware) SS:

On this 14 day of December, 2023, before me, a Notary Public, the undersigned officer, personally appeared Justin Buccilli who acknowledged himself/herself to be the PRESIDENT of the VALLEYBROOK HOMEOWNERS' ASSOCIATION, INC. and that as such, being authorized to do so, he/she executed the foregoing Technical Corrective Amendment and acknowledged that he/she executed the same for the purposes therein contained.

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

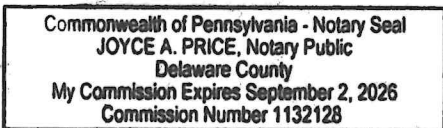


Joyce A. Price
Notary Public

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Delaware) SS:

On this 14 day of December, 2023, before me, a Notary Public, the undersigned officer, personally appeared Janet A. Maffei who acknowledged himself/herself to be the SECRETARY of the VALLEYBROOK HOMEOWNERS' ASSOCIATION, INC. and that as such, being authorized to do so, he/she executed the foregoing Technical Corrective Amendment and acknowledged that he/she executed the same for the purposes therein contained.

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



Joyce A. Price
Notary Public