

RECORDED

SEP 9 1 08 PM '03

AMENDMENT I TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

ROCKLEDGE

Article VII of the Declaration of Covenants, Conditions
RECORDED IN CASE BK 88, PAGE 964,
and Restrictions, is hereby amended by the adoption of the
following:

ARTICLE VII

EXTERIOR MAINTENANCE

In addition to maintenance upon the Common Area, the
Association shall provide exterior maintenance upon each Lot
which is subject to assessment hereunder, as follows: paint,
repair, replacement and care of roofs, gutters, downspouts,
exterior building surfaces, trees, shrubs, grass, walks, and other
exterior improvements including glass surfaces and lampposts.

In the event that the Lot owner carries any insurance
for the maintenance, repair or replacement of any exterior item
the Lot owner shall be financially responsible for said
maintenance, repair or replacement to the extent of his insurance
coverage unless the maintenance, repair or replacement is caused
through the willful or negligent acts of the Owner, his family,
guests or invitees. In such case, the total cost of such exterior

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maintenance, repair or replacement shall be added to and become part of the assessment to which the Lot is subject.

In the event an Owner of any Lot in the Property does anything to the exterior of his property in a manner which is not satisfactory to the Board of Directors, the Association after approval by two-thirds (2/3) vote of the Board of Directors shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon to their original state. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

The Declaration of Covenants, Conditions and Restrictions is enlarged by adding the following additional Article:

ARTICLE VIII
USE RESTRICTIONS

Section 1. Protective Covenants. The following additional restrictions are imposed as a common scheme upon all Lots:

j. No mobile homes or sleeper or camper type vehicles may be parked overnight for more than fourteen (14) consecutive days on any Lot or on the street.

k. There shall be no use of the Common grounds and green areas except natural recreational uses which do not injure the Common Areas or the vegetation thereon, increase the maintenance thereof, or cause unreasonable embarrassment, disturbance or annoyance to Owners in their enjoyment of the Common grounds and green areas in the vicinity of their Units.

l. No pens or cages or runs for animals shall be permitted anywhere on a Lot.

Article IV, Section 3. is hereby amended to read in part:

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Three Hundred Dollars (\$300.00) per Lot.

(a) . . .

The undersigned being the Declarant of Rockledge does

hereby declare said amendments to be effective immediately upon the recordation of this document.

Fred A. Shaffer
Fred A. Shaffer, Declarant

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF DAUPHIN:

On this, the 8th day of September, 1983, before me, a Notary Public, the undersigned officer, personally appeared Fred A. Shaffer, Declarant of Rockledge, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Kathleen A. Smee
Notary Public

My Commission expires: 10/17/85
Dauphin Co.

State of Pennsylvania } S. S.
Dauphin County

Recorded in the Office for Recording of deeds, etc., in and for the County of Dauphin, in Record Book 885 Page 429.

Witness my hand and seal of Office this 2nd day of Feb. Anno Domini 1987
Mary E. Baum Recorder

BOOK 885 PAGE 452

BOOK 91 PAGE 438