

41.97-6998

SETTLERS ABSTRACT COMPANY L.P.  
2507 PHILMONT AVENUE  
HUNTINGDON VALLEY, PENNSYLVANIA 19006

8468RRJG



THESE DOCUMENTS ARE NOT TO BE USED FOR RESALE PURPOSES AND/OR TRANSFER OF TITLE AND DEED.

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**SUPPLEMENTARY DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR NEWTOWN GRANT**

**PHASE S.F.-4A**

*THIS SUPPLEMENTARY DECLARATION, made this 20th day of July 1988, by FPA CORPORATION, a Delaware corporation, hereinafter referred to as the "Declarant".*

**W I T N E S S E T H T H A T :**

WHEREAS, Declarant is the owner of certain real property located in Newtown Township, Bucks County, Pennsylvania, which land together with certain improvements thereon are designated as Newtown Grant and upon which it has or intends to develop a planned residential community of various types of Homes which are to be located in one of several subdivided parcels of land now or hereafter to be established; and

WHEREAS, by Declaration of Covenants, Conditions and Restrictions for Newtown Grant dated November 11, 1985, and recorded in Bucks County at Book 2649, page 887, et seq. (the "Master Declaration"), the Declarant subjected certain land and premises located in Newtown Grant (Phase 1-S.F. and Phase 1-T.H.) to certain covenants, restrictions, easements, charges and liens, which lands are more specifically described in Exhibit C of said Master Declaration; and

WHEREAS, by Supplementary Declaration of Covenants, Conditions and Restrictions for Newtown Grant regarding Phase 1 Condominium dated September 10, 1986 and recorded in Bucks County at Book 2702, page 1117, et seq., the Declarant subjected certain lands and premises located in Newtown Grant (Condominium No. 1) to certain covenants, restrictions, easements, charges and liens, which lands are more specifically described in Exhibit A of the said Supplementary Declaration-Condominium No. 1; and

WHEREAS, by Supplementary Declaration of Covenants, Conditions and Restrictions for Newtown Grant regarding Phase 2-S.F. dated August 10, 1988 and recorded in Bucks County at Book 2775, Page 44, et. seq., the Declarant subjected certain lands and premises located in Newtown Grant (Phase 2-S.F.) to certain covenants, restrictions, easements, charges, and liens, which lands are more specifically described in Exhibit A of the said Supplementary Declaration Phase 2-S.F.; and

WHEREAS, by Supplementary Declaration of Covenants, Conditions and Restrictions for Newtown Grant regarding Phase 2B-T.H. dated August 10, 1988, and recorded in Bucks County at Book 2790, Page 528, et.

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seq., the Declarant subjected [D2836-1006] certain lands and premises located in Newtown Grant (Phase 2B-T.H.) to certain covenants, restrictions, easements, charges and liens, which lands are more specifically described in Exhibit A of the said Supplementary Declaration Phase 2B-T.H.; and

WHEREAS, by Supplementary Declaration of Covenants, Conditions and Restrictions for Newtown Grant regarding Phase T.H.-2A dated \_\_\_\_\_, 1988, and recorded in Bucks County at Book \_\_\_\_\_, Page \_\_\_\_\_, et. seq., the Declarant subjected certain lands and premises located in Newtown Grant (Phase T.H.-2A) to certain covenants, restrictions, easements, charges and liens which lands are more specifically described in Exhibit A of the said Supplementary Declaration Phase T.H.-2A; and

WHEREAS, the Declarant now intends to construct approximately 68 Homes, in single family detached buildings, which buildings are to be located upon the real property located at and more particularly described in Exhibit A attached, hereto and made a part hereof (Phase S.F.-4A) (hereinafter called the "Supplementary Property"); and


WHEREAS, Declarant wishes to provide for the preservation and maintenance of said dwelling units and improvements within the Supplementary Property, and to this end, desires pursuant to Section 2 of Article II of the Master Declaration to subject all of the Supplementary Property to the covenants, restrictions, easements, charges, liens and provisions set forth in the Master Declaration, as same may now or hereafter be amended, each and all of which are intended to be for the benefit of said Supplementary Property and each and every Owner thereof.

NOW, THEREFORE, Declarant hereby declares that the Supplementary Property described in Exhibit A hereof is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, charges, liens and provisions set forth in the Master Declaration, as now or hereafter amended, all of which are hereby incorporated by reference as though fully set out herein, as part of the Property as defined therein. This declaration is being made pursuant to the terms of the Master Declaration for the purpose of annexing the Supplementary Property to the scheme of the Master Declaration and extending [D2836-1007] the jurisdiction of the Homeowners' Association (as defined in the Master Declaration) to cover the Supplementary Property.

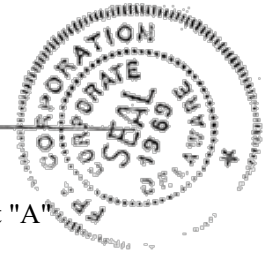
IN WITNESS WHEREOF, the Declarant has caused this instrument to be duly executed the day and year first above written.

ATTEST:

FPA CORPORATION

  
Joseph Pollack  
Assistant Secretary

By:   
Jeffrey H. Frankel  
Vice President



The undersigned, being the holder of mortgages upon the premises described in Exhibit "A" of this Supplementary Declaration, hereby consents to and joins in the same.

THE CHASE MANHATTAN BANK

By: \_\_\_\_\_

Attest: \_\_\_\_\_

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