

RECORD & RETURN TO
SETTIMES ABSTRACT COMPANY
2307 PHILMONT AVENUE
HURTINGDON VALLEY, PENNSYLVANIA 19008

DECLARATION OF CONDOMINIUM

NEWTOWN GRANT CONDOMINIUM NO. 1
Surrey Drive and Durham Road
Township of Newtown
County of Bucks
Commonwealth of Pennsylvania

THIS DECLARATION is made this 11th day of September 1986, by
FPA CORPORATION, a Delaware corporation, as the owner in fee
simple of the Real Estate herein described.

W I T N E S S E T H :

ARTICLE 1

SUBMISSION

1.1. Declarant, Name; County; Property: FPA Corporation,
a Delaware corporation (the "Declarant"), owner in fee simple
of the Real Estate described in Exhibit "A" attached hereto,
located in the Township of Newtown and County of Bucks,
Commonwealth of Pennsylvania, hereby submits the Real Estate,
together with the buildings and improvements thereon erected or
to be erected and the easements, rights and appurtenances
thereunto belonging (the "Property") to the provisions of the
Pennsylvania Uniform Condominium Act, 68 PA. C.S. §3101 et.
seq. (the "Act"), and hereby creates with respect to the
Property a flexible condominium, to be known as Newtown Grant
Condominium No. 1 (the "Condominium"). This Declaration is
intended to be a Cluster Declaration pursuant to the Master
Declaration defined below.

1.2. Easements and Licenses: Included among the
easements, rights and appurtenances referred to in Section 1.1
above are the following recorded easements and licenses, and
the Real Estate is hereby submitted to the Act:

a. TOGETHER WITH AND SUBJECT TO the covenants,
easements, restrictions and agreements set forth in a
Declaration of Covenants, Conditions and Restrictions for
Newtown Grant dated November 11, 1985 and recorded in Bucks
County in Deed Book Vol. 244, page 227 (the "Master
Declaration") and the Supplementary Declaration
dated _____, 1986, and recorded in Bucks County in Deed
Book Vol. _____, page _____.

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EXHIBIT "C"

1.3 Master Homeowners' Association. The Condominium, as now or hereafter constituted, is and will be part of a planned community being developed by Declarant known as Newtown Grant (the "Community"), which Community is intended to contain different types of dwelling units in different forms of ownership. The entire Community is governed by and subject to the provisions of the Master Declaration and the Articles of Incorporation and the Master By-Laws of The Newtown Grant Homeowners' Association ("Homeowners' Association"), a Pennsylvania non-profit corporation which is established to operate, manage and maintain the Common Property and facilities within the Community which are intended for the use and enjoyment of all the residents in the Community. The Homeowners' Association is also lawfully obligated and empowered to accept the responsibility for maintaining, operating and administering the Common Elements within the Condominium and administering certain of the affairs of the Condominium on behalf of its Executive Board, to the extent such power and obligation has been delegated to it pursuant to §§12.3, 12.4 and 12.5 of this Declaration. The Condominium "Common Expenses" shall include all Homeowners' Association Expenses assessed by the Homeowners' Association against the Condominium Association and the Units in the lawful performance of its duties or powers as Cluster Assessments and may include, upon request of the Homeowners' Association, General and/or Individual Assessments of the Homeowners' Association as described in Article IV of the Master Declaration. Assessments for the Homeowners' Association Expenses as Common Expenses of the Condominium shall be apportioned among the Units within the Condominium as provided in Sections 3 and 5 of Article IV of the Master Declaration.

ARTICLE 2

DEFINITIONS

2.1. Terms Defined or Used in the Act: Capitalized terms used herein and in the Plats and Plans shall have the meanings specified or used for such terms in §3103 or elsewhere in the Act, unless otherwise defined herein.

2.2. More Specific Meanings: The following terms are used or defined in general terms in the Act and shall have specific meanings hereunder as follows:

a. "Building(s)" means any building(s) included in the Property.

b. "Condominium" means the Condominium described in Section 1.1 above.

c. "Condominium Association" means the Unit Owners' Association of the Condominium and shall be known as the "Newtown Grant Condominium No. 1 Association." The Association is intended to be a Cluster Association pursuant to the Master Declaration.

d. "Convertible Real Estate" means the Real Estate described in Exhibit "C" attached, so long as the Declarant's rights to create Units and/or Limited Common Elements therein continue to exist.

e. "Declarant" means the Declarant described in Section 1.1 above and all successors to any Special Declarant Rights.

f. "Declaration" means this document, as the same may be amended from time to time.

g. "Executive Board" means the Executive Board of the Association.

h. "Limited Common Elements" means the Common Elements described as such in the Act.

i. "Plats and Plans" means the Plats and Plans attached hereto as Exhibit "D" and made a part hereof, as the same may be amended from time to time.

j. "Property" means the Property described in Section 1.1 above.

k. "Unit" means a Unit as described herein and in the Plats and Plans.

l. "Withdrawable Real Estate" means the Real Estate described in Exhibit "C" attached, so long as the Declarant's rights to withdraw any portion thereof from the Condominium continue to exist.

2.3. Non-Statutory Terms Defined: The following terms when used herein or in the Plats and Plans shall have the meanings set forth below:

a. "Association Recreation Area" means such areas designated in the Master Declaration or as have been or shall be designated from time to time as such in a Supplementary Declaration duly recorded in Bucks County pursuant to the Master Declaration, such areas and the facilities and improvements therein and thereon to be part of the Common Property owned by the Homeowners' Association.

b. "Board of Directors" or "Master Board" means the Board of Directors of the Homeowners' Association.

c. "Cluster Common Elements" means the same as Common Elements hereunder and includes roads, curbs and street lights within the Property.

d. "Common Property" means all those portions of the property subject to the Master Declaration and the improvements thereon which are owned now or hereafter by the Homeowners' Association for the common use and enjoyment of all of the members of the Homeowners' Association.

e. "Community" means any portion of the Entire Tract as defined in the Master Declaration which has been subjected or which is intended to be subjected to the provisions of the Master Declaration.

f. "Covenants Committee" means the Committee established by the Board of Directors pursuant to the Master By-Laws to administer for the Homeowners' Association certain restrictions, rules and regulations in accordance with requirements and guidelines contained in the Master Declaration, Master By-Laws, Rules and Regulations of the Homeowners' Association or as otherwise adopted by the Board of Directors.

g. "Delegate" means the duly elected representative of the Owners of Homes within a Cluster (as defined in the Master Declaration) assigned to represent such Owners in the election of members of the Board of Directors of the Homeowners' Association.

h. "Homeowners' Association" means THE NEWTOWN GRANT HOMEOWNERS' ASSOCIATION, a Pennsylvania nonprofit corporation, its successors and assigns.

i. "Homeowners' Association Expenses" means all expenses including reserves incurred by or assessed by the Homeowners' Association or its Directors, officers, agents, or employees in the performance of their responsibilities, duties or powers.

j. "Lender" means the record owner of a mortgage loan which encumbers any Unit.

k. "Master By-Laws" means the By-Laws of the Homeowners' Association, together with all amendments thereto from time to time.

l. "Master Declaration" means the Declaration of Covenants, Conditions and Restrictions for Newtown Grant and all Exhibits thereto, as the same may now exist or hereafter be amended or supplemented, as described in Section 1.2, a above.

m. "Percentage Interest" means each Unit Owner's undivided ownership interest in the Common Elements, share of

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all votes of Unit Owners and share of Common Expense Liability appurtenant to each Unit as set forth in Exhibit "B" attached, as the same may be amended from time to time.

Other capitalized non-statutory terms used herein shall have the meaning specified or used for such terms in the Master Declaration.

ARTICLE 3

BUILDINGS; UNITS; BOUNDARIES; CERTAIN MAINTENANCE RESPONSIBILITIES

3.1. Plats and Plans; Units/Common Elements: The location and dimensions of the Buildings and the other structures and improvements comprising the Property and the Units, Common Elements and Limited Common Elements of the Condominium are shown on the Plats and Plans.

3.2. Unit Boundaries: The title lines or boundaries of each Unit are situated as shown on the Plans and described as follows: All walls, floors, ceilings, doors and windows within or comprising part of each Unit. Each Unit shall include the items within or part of the title lines described in paragraphs (1) and (3) of §3202 of the Act which are appurtenant to the Unit.

3.3. Maintenance Responsibilities: Notwithstanding the ownership of the various portions of the Common Elements and the Units by virtue of the foregoing boundary descriptions, the Units and Common Elements shall be maintained and repaired by each Unit Owner and by the Association in accordance with the provisions of §3307 of the Act, except as expressly set forth to the contrary herein. Ordinary maintenance and repair of patio and balcony Limited Common Elements shall be the responsibility of the Owner of the Unit to which such Limited Common Element is appurtenant. Structural repairs and/or replacements of such Limited Common Elements shall be the responsibility of the Association, the costs to be charged as Common Expenses. Maintenance, repair and replacement of heat pumps located outside of each Building is the responsibility of the Owners of the Unit served by each such heat pump.

3.4. Relocation of Unit Boundaries; Subdivision and Conversion of Units: Relocation of boundaries between Units and subdivision or conversion of Units will be permitted subject to compliance with the provisions therefor in §§3214 and 3215 of the Act. Subdivision or conversion of Units by the Declarant pursuant to §3215(c) of the Act may not result in more than thirty-eight (38) additional Units.

ARTICLE 4

IDENTIFICATION OF UNITS; ALLOCATION OF VOTES,
COMMON ELEMENT INTERESTS AND COMMON EXPENSE LIABILITIES

4.1. Percentage Interests: Attached as Exhibit "B" hereto is a list of all Units by their Identifying Numbers and the Percentage Interest appurtenant to each Unit. The Percentage Interest appurtenant to all Units is equal. The Percentage Interest shall determine the portion of the votes in the Condominium Association and the share of Common Expense Liability appurtenant to each Unit.

ARTICLE 5

DESCRIPTION, ALLOCATION AND RESTRICTION
OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

5.1. Limited Common Elements: There are no Limited Common Elements which may be allocated or assigned in the future.

5.2. Outdoor Parking Areas: There are outdoor automobile parking spaces situated on the Condominium Property. Such outdoor parking spaces are Common Elements and shall be available for the use of Unit Owners and guests on a "first come--first served" basis, except as the Executive Board may otherwise determine.

5.3. Reserved Common Elements: The Executive Board from time to time may designate parts of the Common Elements as Reserved Common Elements and (i) either limiting use to those Persons paying fees or satisfying other reasonable conditions for use, or (ii) restricting access only to authorized personnel (such as with regard to roofs, detention basins, utility easement areas and areas containing utility or other installations and facilities). Utility and other installations in or upon or under the Common Elements whether belonging to or operated by a utility company, the Association or the Homeowners' Association shall be Reserved Common Element Areas with access limited only to authorized personnel.

ARTICLE 6

EASEMENTS

6.1. Additional Easements: In addition to and in supplementation of the easements provided for by §§3216, 3217 and 3218 and the other provisions of the Act and the easements created pursuant to the Master Declaration, the following easements are hereby created:

a. Models, Management and Sales Offices. Declarant shall have the right to maintain models, management offices and sales offices on the Condominium Property and to relocate such models, management offices and sales offices from time to time in Units or anywhere within the Property. The models, management offices and sales offices constituting a portion of the Common Elements, if any, shall be subject to the following requirements:

(1) The number of models maintained by the Declarant shall not exceed one (1) model for each type of Unit. The size of each such model shall be the size of the comparable Unit.

(2) In addition to the models maintained by the Declarant in Units or on the Common Elements, Declarant shall have the right to maintain within Units or the Common Elements not more than two (2) offices for sales and/or management purposes. Each such sales or management office may not exceed the size of the largest Unit in the Condominium.

b. Utility Easements. The Units and Common Elements shall be, and are hereby made, subject to easements in favor of the Declarant, appropriate utility and service companies and governmental agencies or authorities for such utility and service lines and equipment as may be necessary or desirable to serve any portion of the condominium Property. The easements created in this Section 6.1b shall include, without limitation, rights of Declarant, or the providing utility or service company, or the Homeowners' Association, or governmental agency or authority to install, lay, maintain, repair, relocate and replace gas lines, pipes and conduits, water mains and pipes, sewer and drain lines, telephone wires and equipment, television equipment and facilities (cable or otherwise), electrical wires, conduits and equipment and ducts and vents over, under, through, along and on the Units and Common Elements. Notwithstanding the foregoing provisions of this Section 6.1b, unless approved in writing by the Unit Owner or Unit Owners affected thereby, any such easement through a Unit shall be located either in substantially the same location as such facilities or similar facilities existed at the time of first conveyance of the Unit by the Declarant, or so as not to materially interfere with the use or occupancy of the Unit by its occupants.

c. Declarant's Easement to Correct Drainage. Declarant reserves an easement on, over and under those portions of the Common Elements not located within a Building for the purpose of maintaining and correcting drainage of surface water in order to maintain reasonable standards of health, safety and appearance. The easement created by this Section 6.3 expressly includes the right to cut any trees, bushes, or shrubbery, to grade the soil, or to take any other action reasonably necessary, following which the Declarant

shall restore the affected property as closely to its original condition as practicable. This Section 6.1c is not to be construed, in and of itself, to impose (by implication or otherwise) any obligation upon the Declarant.

d. Declarant's Easement for Development of Adjacent Real Estate.

(1) Declarant reserves an easement on, over and under those portions of the Common Elements not located in a Building which contains Units, for all purposes relating to the construction, development, leasing, and sale of improvements on adjacent real estate. This easement shall include, without limitation, the right of vehicular and pedestrian ingress and egress, the right to park motor vehicles and to engage in construction and marketing activities of any nature whatsoever, including the movement and storage of building materials and equipment, the conduct of sales, leasing and management activities, the maintenance of models and offices and the erection and maintenance of directional and promotional signs.

(2) Declarant's right to maintain models and offices in Units or on the Common Elements under this Section 6.1d is subject to the limitation that Declarant may not maintain on the Common Elements more than two (2) models or offices pertaining to Declarant's activities on the adjacent real estate. Any such model or office may not be larger than the largest Unit. Such models or offices maintained by Declarant pursuant to this Section 6.1d may be located in Units or on any portion of the Common Elements not located in a Building which contains Units, and may be relocated and removed by the Declarant at Declarant's sole discretion.

ARTICLE 7

AMENDMENT OF DECLARATION

7.1. Amendment Generally: This Declaration may be amended only in accordance with the procedures specified in §3219 of the Act, the other Sections of the Act referred to in §3219 thereof and the express provisions of this Declaration.

7.2. Rights of Declarant: No change, modification or amendment which affects the rights, privileges or obligations of the Declarant shall be effective without the prior written consent of the Declarant. Anything herein to the contrary notwithstanding, the Declarant may effect an amendment pursuant to Article 16 without the need for consent of any Person.

7.3. Other Amendments: If any amendment is necessary in the judgment of the Executive Board to cure any ambiguity or to correct or supplement any provision of this Declaration or the Plats and Plans which is defective or inconsistent with any

ther provision hereof or thereof or with the Act, or to change, correct or supplement anything appearing or failing to appear in the Plats and Plans which is incorrect, defective or similarly inconsistent, or if such amendment is necessary to conform to the then current requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration or the Federal Housing Administration with respect to condominium projects, the Executive Board may, at any time and from time to time effect such amendment without the approval of the Unit Owners or Participating Mortgagees. Each such amendment shall be effective upon the recording of an appropriate instrument setting forth the amendment and its due adoption, execution and acknowledgment by one or more officers of the Executive Board.

7.4. Veteran's Administration: In addition to the above and excepting the rights reserved to Declarant in Article 16, this Declaration may not be materially or substantially amended nor may this condominium be merged with a successor condominium regime without the prior written approval of the Veteran's Administration.

ARTICLE 8

USE RESTRICTIONS

8.1. Use and Occupancy of Units and Common Elements: The occupancy and use of the Units and Common Elements shall be subject to restrictions lawfully existing or imposed by the Homeowners' Association and the following restrictions:

a. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Executive Board except as herein expressly provided. The use and the covering of the interior surfaces of windows, whether by draperies, shades or other items visible on the exterior of the Building shall be subject to the Rules and Regulations of the Executive Board.

b. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the condominium Property, or contents thereof, applicable for residential use, without the prior written consent of the Executive Board, which consent may be conditioned upon the Unit Owner of such Unit being required to bear the full amount of such increase. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will violate any law, statute, ordinance or regulation of any governmental body or which will result in the cancellation of any insurance maintained by the Executive Board. No waste shall be committed in the Common Elements.

c. Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the Building or on the Property and no sign, awning, canopy, shutter, radio or television antenna (except as installed as of the date this Declaration is recorded or as thereafter installed by the Declarant or Executive Board) shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior written consent of the Executive Board.

d. No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that one (1) household pet may be kept in Units, subject to Rules and Regulations adopted by the Executive Board, which Rules or Regulations may exclude any kind of pet by type or category, provided that permitted household pets are not kept, bred, or maintained for any commercial purpose; and provided further that any such authorized pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days' written notice from the Executive Board. A second pet owned by grantees of the Declarant at the time Units are conveyed to such grantees may be kept in Units subject to the terms of this subparagraph, but once the first of two (2) pets dies, or is otherwise no longer kept in a Unit, the Unit Owner owning said pet may not replace it with another pet. All pets shall be registered with the Executive Board. All pets must be held or kept on a leash and are not allowed to run free. Pets are not allowed to be tied or left unattended outside of any Unit, on Common Elements or on any Limited Common Elements. Pets taken outside of a Unit shall display licenses and rabies tags as required by law. Owners shall clean up after their pets.

e. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.

f. No benches, chairs or other personal property shall be left on, nor shall any playing, lounging, parking of baby carriages, playpens, bicycles, wagons, toys or vehicles be permitted on, any part of the Common Elements without the prior consent of, and subject to any regulations of the Executive Board.

g. No Unit Owner shall overload the electric wiring in the Buildings, or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgment of the Executive Board, an unreasonable disturbance to others, nor shall any Unit Owner connect any machine, appliance, accessory or equipment to the heating system or plumbing system without the prior written consent of the

Executive Board. Installation, removal, reconstruction or repair of any electrical lighting and power circuit or electrical outlet box or terminal device included in such outlet box, or any item of heating or air conditioning equipment, any of which is located within an interior partition of a Unit, may be undertaken by the Unit Owner of such Unit only after application has been made to and written approval has been received from the Executive Board. Such approval shall be granted only if the work performed shall be of similar or superior quality to that present throughout the Buildings and shall be performed by qualified personnel. The cost of such installation, removal, reconstruction or repair whether undertaken by a Unit Owner or by the Executive Board (under the same procedures utilized for Common Elements) shall be borne by the Unit Owner of the Unit benefitted thereby.

h. No Unit Owner shall place or store anything on the patio or balcony Limited Common Element appurtenant to his Unit other than outdoor furniture, nor shall such patio or balcony be decorated, painted or otherwise altered, if, in the opinion of the Executive Board, such placement, storage, decorating, painting or alteration would create an appearance or condition which is not in keeping with the standards maintained or to be maintained in the Community.

i. Exterior doors and storm doors shall not be altered or replaced except as approved by the Executive Board.

j. Reasonable rules and regulations, not in conflict with the provisions of this Declaration, concerning the use and enjoyment of the Property, may be promulgated from time to time by the Executive Board, subject to the right of the Condominium Association to change such rules and regulations. Copies of the then current rules and regulations and any amendments thereto shall be furnished to all Unit Owners by the Executive Board promptly after the adoption of such rules and regulations or any amendments thereto.

k. Unit Owners are also bound by and shall observe and comply with all restrictions and requirements set forth in the Master Declaration, the Master By-Laws and the rules and regulations of the Homeowners' Association pursuant thereto. A default thereunder shall constitute a default hereunder and the Executive Board shall have the power to enforce any or all of such restrictions and requirements as if the same were set forth in full herein. The Homeowners' Association also has authority to enforce its restrictions and requirements and, by reason of delegation of authority hereunder, authority to enforce the requirements and restrictions applicable to the Condominium.

ARTICLE 9

MORTGAGES AND APPROVALS

9.1. Mortgages In General: A Unit Owner shall notify the Executive Board of the name and address of any Lender holding a mortgage on a Unit. When such a mortgage is delivered to the Lender, the Unit Owner shall simultaneously provide executed or conformed copies to the Executive Board. Upon receipt of such copy of a mortgage, the Secretary of the Executive Board shall instruct the insurer of the Property to add the name of the Lender to the mortgagee loss payable provision of the hazard insurance policy covering the Property and to provide such Lender with a Certificate of Insurance showing that the Lender's name has been so added. The Secretary shall maintain a register of such mortgages, showing the names and addresses of the Lenders and the amount secured thereby.

9.2 Approvals of Participating Mortgagees:

a. Termination of the Condominium for reasons other than substantial destruction or condemnation shall require the approval of Participating Mortgagees representing 67% of the votes of Units subject to mortgages.

b. Approval of Participating Mortgagees representing 51% of the votes of Units subject to mortgages shall be required to effectuate any of the following:

- (i) any amendment of the Declaration or Bylaws of a material nature;
- (ii) a change of voting rights;
- (iii) a change of assessments, assessment liens, or subordination of assessment liens;
- (iv) a change of requirements for reserves for maintenance, repair and replacement of Common Elements;
- (v) a change of responsibility for maintenance and repairs;
- (vi) a reallocation of interests in the general or limited Common Elements, or rights to their use;
- (vii) a change of boundaries of any Unit;
- (viii) a change of provisions regarding convertability of Units into Common Elements or vice versa;

- (ix) a change of expansion or contraction of the Condominium, or the addition, annexation or withdrawal of property to or from the Condominium;
- (x) a change of insurance or fidelity bonds;
- (xi) a change of restriction regarding leasing of Units;
- (xii) the imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit;
- (xiii) a decision by the Association to establish self management instead of professional management through the Homeowners' Association or otherwise;
- (xiv) a decision for restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than that specified herein in the Bylaws;
- (xv) any action to terminate the Condominium after substantial destruction or condemnation occurs; or
- (xvi) a change of any provisions that expressly benefit mortgage holders, insurers or guarantors.

ARTICLE 10

ADDITIONAL RIGHTS OF PARTICIPATING MORTGAGEES

10.1. Reports and Notices: Upon the specific written request of a Participating Mortgagee or its servicer, insurer or guarantor to the Executive Board, the Participating Mortgagee or such requestor shall be entitled to receive some or all of the following as designated in the request:

a. Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Executive Board or the Homeowners' Association to the Owner of the Unit covered by the mortgage;

b. Any audited or unaudited financial statements of the Executive Board which are prepared for the Homeowners' Association and distributed to the Unit Owners;

c. Copies of notices of meetings of the Association and the right to designate a non-voting representative to attend such meetings;

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d. Timely notice of proposed action of the Unit Owners or Executive Board to make any material amendment to this Declaration or the Bylaws, or take any action requiring approval of a specified percentage of Participating Mortgagees;

e. Notice of substantial damage to or destruction of any Unit (the repair of which is estimated to cost in excess of \$1,000) or any part of the Common Elements (the repair of which is estimated to cost in excess of \$10,000);

f. Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the condominium Property;

g. Notice of any default by the Owner of the Unit which is subject to the mortgage, where such default is not cured by the Unit Owner within thirty (30) days after the giving of notice by the Association or the Homeowners to the Unit Owner of the existence of the default;

h. The right to examine the books, records and financial statements (including current copies of the Declaration, Bylaws and Rules and Regulations) of the Association at any reasonable time;

i. Notice of any decision by the Homeowners' Association to terminate professional management and assume self-management of the Condominium Property;

j. Notice of lapse, cancellation or material modification of Association insurance policies.

The request of a Participating Mortgagee or its servicer, insurer or guarantor shall specify which of the above items it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Executive Board. The Executive Board need not inquire into the validity of any request made by a Participating Mortgagee hereunder.

Failure to comply with the requirements set forth above shall in no way invalidate otherwise proper actions of the Association and the Executive Board.

10.2. Condemnation and Insurance Proceeds: No provision of this Declaration shall give a Unit Owner, or any other party, priority over any rights of the Participating Mortgagee(s) of a Unit pursuant to a mortgage(s) in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for loss to or taking of one or more Units and/or Common Elements.

ARTICLE 11

REAL ESTATE TAXES

11.1. Real Estate Taxes: It is understood that real estate taxes are to be separately assessed and taxed to each Unit Owner for his Unit and its corresponding Percentage Interest in the Common Elements, as provided in the Act. For the year in which this Declaration is first recorded, real estate taxes shall be apportioned between Declarant and each Unit Owner. In the event that real estate taxes for any year are not separately assessed against each Unit Owner, but rather are assessed against the Property as a whole, then each Unit Owner shall pay his proportionate share thereof in accordance with his respective Percentage Interest in the Common Elements, and, in said event, such taxes shall be a condominium Common Expense. The Executive Board shall have authority to advance Association funds in payment of all or a portion of such taxes pending receipt from the respective Unit Owners of their proportionate share thereof.

ARTICLE 12

POWERS OF THE EXECUTIVE BOARD

12.1. In addition to the powers set forth in the Act and elsewhere in this Declaration and the Bylaws, the Executive Board shall have the following additional powers (most of which are delegated to the Homeowners' Association as set forth below):

a. To appoint committees of the Board (which need consist of only one (1) Board Member) and to delegate to such committees the Executive Board's authority to carry out certain duties of the Board, subject to the approval and control of the Board.

b. To engage the services of a manager or managing agent, who may be any person, firm or corporation, upon such terms and compensation as the Executive Board deems fit, and to remove such manager or managing agent at any time, provided any agreement with such manager or managing agent shall extend for not more than one (1) year and must be terminable by either party to such agreement without cause and without payment of a termination fee, upon ninety (90) days' or less prior written notice.

c. To engage the services of any persons (including, but not limited to, accountants and attorneys) deemed necessary by the Executive Board at such compensation as is deemed reasonable by the Executive Board, in the operation, repair, maintenance and management of the Property, or in connection with any duty, responsibility or right of the Executive Board and to remove, at any time, any such personnel.

d. To pay any amount necessary to discharge any mechanic's lien or other encumbrance levied against the Property or any part thereof which may in the opinion of the Executive Board constitute a lien against the Property or against the Common Elements, rather than merely against the interest therein of particular Unit Owners. Where one or more Unit Owners are responsible for the existence of such lien, they shall be jointly and severally liable for the cost of discharging it and any costs incurred by the Executive Board by reason of said lien or liens shall be specially assessed to said Unit Owners.

e. To expend funds for the maintenance and repair of any Unit or any other portion of the Property which a Unit Owner is obligated to maintain or repair under the terms hereof, if such maintenance or repair is necessary, in the discretion of the Executive Board, to protect the Common Elements, or any other portion of the Property, and the owner of said Unit has failed or refused to perform said maintenance or repair within a reasonable time after written notice of the necessity of said maintenance or repair delivered by the Executive Board to said Unit Owner; provided that the Executive Board shall levy a special assessment against such Unit for the cost of said maintenance or repair. Anything herein to the contrary notwithstanding, the exercise of such rights is subject to the limitations set forth in Section 3 of Article V of the Master Declaration.

12.2. Disputes. In the event of any dispute or disagreement between any Unit Owners relating to the Property, or any questions of interpretation or application of the provisions of this Declaration, the Plats and Plans, the Bylaws or the Rules and Regulations, the determination thereof by the Executive Board shall be final and binding on each and all such Unit Owners. The Executive Board shall have the authority to seek a declaratory judgment or other appropriate judicial relief or order to assist it in carrying out its responsibilities under this §13.2. All costs of obtaining such a judgment shall be borne by the disputants, or in the absence of disputants, by the Association as a Condominium Common Expense.

12.3. Delegation of Authority. Except as expressly set forth below, the responsibility for the administration of the affairs of the Condominium, collection (but not determination and assessment) of Common Expenses and the operation and maintenance of the Common Elements and other common facilities is hereby delegated to the Homeowners' Association and shall be in accordance with the provisions of the Act, this Declaration, the Master Declaration, the Homeowners' Association Articles of Incorporation, the Bylaws of the Condominium and the Homeowners' Association Master By-Laws, the Rules and Regulations of the Condominium and the Homeowners' Association Rules and Regulations and of any amendments or supplements to the foregoing.

By way of illustration and not limitation, it shall be the affirmative and perpetual obligation and duty of the Executive Board to perform the following, all of which duties and obligations, together with the right to exercise discretion, are hereby delegated to the Board of Directors of the Homeowners' Association subject to the provisions set forth below:

a. Cause the Common Elements including roads to be maintained according to accepted standards established by the Executive Board and as set forth in the Declaration and the Act, including, but not limited to, such maintenance, painting, replacement and repair work as may be necessary, grounds care and clearing of snow from roadways and walkways as the Executive Board may deem appropriate; and

b. To investigate, hire, pay, supervise and discharge the personnel necessary to be employed, and provide the equipment and materials necessary, in order to properly maintain and operate the Common Elements and administer the affairs of the Condominium. Compensation for the services of such employees (or the appropriately allocated portion thereof) shall be considered an operating expense of the Condominium Association; and

c. Cause to be kept a complete record of all its acts and corporate affairs and to present a report thereof to the Unit Owners when required pursuant to the Bylaws; and

d. Make repairs, additions, improvements to, or restoration of the Common Elements in accordance with the provisions of these Bylaws and the Declaration and Act after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings; and

e. Take such action as may be necessary to comply promptly with any and all orders or requirements affecting the Common Elements placed thereon by any federal, state, county or municipal authority having jurisdiction thereover, and order of the Board of Fire Underwriters or other similar bodies; and

f. Place and keep in force all insurance coverages required to be maintained by the Condominium Association; and

g. To manage the fiscal affairs of the Condominium Association.

12.4 Non-Delegated Powers. All of the following powers may be exercised by the Executive Board and shall not be delegated to the Board of Directors of the Homeowners' Association or other entity:

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a. Borrow and repay monies giving notes, mortgages or other security upon such term or terms as it deems necessary; and

b. Invest and reinvest monies other than temporarily; sue and be sued; make and enter into contracts in the name of the Condominium; enter into leases or concessions in the name of the Condominium; make and execute any and all proper affidavits for various purposes; and compromise any action without leave of court; and

c. Grant and obtain easements, licenses and other property rights with respect to contiguous lands; and

d. Purchase or lease or otherwise acquire in the name of the Condominium Association or its designees, corporate or otherwise, on behalf of all Unit Owners within the Condominium, Units offered for sale or lease or surrendered by their Owners to the Executive Board; and

e. Purchase Units within the Condominium at foreclosure or other judicial sales in the name of the Condominium Association or its designees, corporate or otherwise, on behalf of all Unit Owners; and

f. Sell, lease, mortgage (but not vote the votes appurtenant thereto) or otherwise deal with Units acquired by the Condominium Association, and sublease any such Units leased by the Condominium Association or its designees, on behalf of all Unit Owners; and

g. Except for enforcement against violators, administer, change or add to or delete any restrictions or requirements with regard to the physical aspects, occupancy and use of the Condominium or the granting or withholding of approvals with regard thereto.

12.5. Withdrawal of Delegation. Subject to requirements set forth herein regarding termination of professional management, the Executive Board may, and upon the vote of the Unit Owners, shall withdraw delegation of any or all powers and authority delegated to the Homeowners' Association. Such withdrawal of delegation may be as to a general power or area of responsibility (i.e. enforcement of Rules and Regulations) or as to a specific exercise of a power or area of responsibility (i.e. landscaping or snow removal).

ARTICLE 13

BUDGETS; COMMON EXPENSES; ASSESSMENTS AND ENFORCEMENT

13.1. Homeowners' Association: Pursuant to the Master Declaration, a proposed annual budget shall be prepared by the

Homeowners' Association and delivered to the Executive Board ninety (90) days prior to the commencement of the fiscal year to which it applies and will include the Homeowners' Association budget for Cluster Annual Assessments. The expenses giving rise to Homeowners' Association Cluster Annual Assessments shall be Common Expenses of the Condominium. The expenses giving rise to Homeowners' Association Special Cluster Assessments shall also be Common Expenses of the Condominium. The Executive Board shall formally adopt a budget and Assessments each year as the Condominium budget and the Executive Board Annual and/or Special Assessments of Common Expenses. Unless and until such a budget is adopted, the proposed budget submitted by the Homeowners' Association shall be deemed to have been adopted by the Executive Board and assessments of Common Expenses made accordingly.

Common Expenses arising from non-delegated powers and duties of the Executive Board shall be communicated to the Homeowners' Association for inclusion in the proposed budget.

In order to aid the Homeowners' Association in enforcement and collection of any type of Homeowners' Association Assessments against the Condominium or its Unit Owners, such Assessments shall be deemed to be assessments of Common Expenses by the Executive Board.

It is contemplated that the Homeowners' Association will collect all Common Expense assessments, disburse all payments of Common Expense and otherwise handle all fiscal affairs for and on behalf of the Condominium.

13.2. Monthly Assessments: All assessments deemed to be Common Expense assessments shall be deemed to be adopted and assessed on a monthly basis (rather than on an annual basis payable in monthly installments) and shall be due and payable in advance on the first day of each month. Special Common Expense assessments shall be due and payable in one or more monthly assessments, in advance, on the first day of each month, as determined by the Executive Board.

13.3. Subordination of Certain Charges: Any fees, charges, late charges, fines and interest which may be levied by the Executive Board (or the Master Board, as the case may be) pursuant to §§3302(a)(10), (11) and (12) of the Act, shall be subordinate to the lien of a mortgage on a Unit.

13.4. Reserve: Each annual budget for Common Expenses shall include an amount reasonably considered by the Executive Board to be sufficient as a reserve for replacements and contingencies. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year may be charged first against such reserve. In addition, the Executive Board shall have the right to segregate all or any portion of the reserve for any specific replacement

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or contingency upon such conditions as the Executive Board deems appropriate.

13.5. Accounting: On or before the first (1st) day of April of each calendar year commencing 1987, the Executive Board shall supply or cause to be supplied to all Unit Owners an itemized accounting of the Common Expenses for the preceding calendar year actually incurred and paid together with a tabulation of the amounts collected pursuant to the annual budget or assessments and leases and sales of property owned or managed by the Executive Board on behalf of the Association, if any, and showing the net excess or deficit of income over expenditures plus reserves.

13.6. Acceleration: If a Unit Owner is in default in the payment of the aforesaid charges or monthly assessments for sixty (60) days, the Executive Board (or the Master Board, as the case may be) may, in addition to all other remedies in the Act or Declaration contained, accelerate all other charges and monthly assessments to become due for the fiscal year in which such default occurs in accordance with the then current budget; provided, however, a foreclosing mortgagee shall be entitled to automatic subordination of such sums in excess of the amounts given priority in lien or payment over mortgage liens in the Act.

13.7. Collection Charges: Any delinquent Owner shall also be obligated to pay (i) all expenses of the Board (or the Master Board, as the case may be), including reasonable attorneys' fees, incurred in the collection of the delinquent assessments by legal proceedings or otherwise, and (ii) any amounts paid by the Board (or the Master Board, as the case may be) for taxes or on account of superior liens or otherwise to protect its lien, which expenses and amounts, together with accrued interest, shall be deemed to constitute part of the delinquent assessments and shall be collectible as such, subject to §13.3 above.

13.8. Contribution to Capital: Each Unit Owner shall at the time he acquires title to his Unit be obligated to pay to the Association a one-time contribution to the capital and Common Expenses of the Association equal to one-fourth (1/4) of the estimated annual Common Expense Assessments for the Unit, which contribution shall not be refundable or transferable and may be utilized for any lawful purpose which the Executive Board may deem appropriate.

ARTICLE 14

INSURANCE

14.1. Generally: The Executive Board shall acquire or cause to be acquired and pay for insurance as required by the Act in addition to and subject to the following:

a. Such insurance as the Executive Board deems advisable in the operation, and for the protection, of the Common Elements and the Units.

b. The amount of property insurance obtained pursuant to the Act shall be equal to the full replacement cost of the insured property, without deduction for depreciation, and in no event shall be less than the aggregate principal amount of all mortgages. Such insurance policy(ies) may, at the option of the Board, contain a "deductible" provision in a reasonable amount determined by the Board.

c. Each Unit Owner and the Executive Board hereby waives and releases any and all claims which he or it may have against any other Unit Owner, the Association, the Executive Board and members thereof, the Declarant, the Homeowners' Association and their respective employees and agents, for damage to the Common Elements, the Units, or to any personal property located in the Units or Common Elements, caused by fire or other casualty or any act or omission of any such party to the extent that such damage is covered by fire or other form of hazard insurance.

d. If the act or omission of a Unit Owner, or of a member of his family, a household pet, guest, occupant or visitor of such Unit Owner, shall cause damage to the Common Elements or to a Unit or Units owned by others, or maintenance, repairs or replacements shall be required which would otherwise be a Common Expense, then such Unit Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Executive Board, to the extent such payment is not waived or released under the provisions of subparagraph "c" above.

e. Any release or waiver referred to in subparagraphs "c" and "d" hereof shall be valid only if such release or waiver does not affect the right of the insured under the applicable insurance policy to recover thereunder. The Unit Owners and the Executive Board, with regard to the insurance carried by each of them, shall use their best efforts to see that their insurance carriers agree that such release or waiver does not affect their rights to recover.

f. If the Executive Board fails within sixty (60) days of an insured loss to cause to be initiated a claim for damages recoverable under the property insurance policy(ies) obtained pursuant to the Act, the holder of any mortgage may initiate such a claim on behalf of the Board.

g. Each Unit Owner, other than the Declarant, shall notify the Board in writing of any additions, alterations or improvements to his Unit. Such Unit Owner shall, at his sole cost and expense, obtain insurance on any such additions,

alterations or improvements and the Executive Board shall not be obligated to apply any insurance proceeds to restore the affected Unit to a condition better than the condition existing prior to the making of such additions, alterations or improvements.

h. Comprehensive public liability and property damage insurance as required by the Act shall be in such limits as the Board shall deem desirable provided that such limit shall not be less than Two Million (\$2,000,000.00) Dollars per occurrence, for personal injury and/or property damage, insuring the Association, the Board members, the managing agent, if any, the Homeowners' Association and their respective agents and employees, and the Unit Owners from any liability to the public or to the Unit Owners, their tenants or invitees, relating in any way to the ownership and/or use of the Property or any part thereof.

i. The Board may obtain such other forms of insurance as the Board shall elect to effect including Board members' and officers' liability insurance and such Worker's Compensation insurance as may be necessary to comply with applicable laws.

j. Unless obtained by the Homeowners' Association, the Board shall obtain a fidelity bond or insurance to protect against dishonest acts on the part of the Board members, officers, agents, employees, volunteers and all others who handle, or are responsible for handling, funds of the Association. Such bond or insurance shall name the Association as an obligee and shall be in such amount as the Board deems appropriate, but not less than 150% of the current annual budget. Notwithstanding the foregoing, in the event that the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation reduces the required amount of the fidelity bond or insurance which the Association must maintain to less than the amount set forth above, the Board may decrease the amount of the fidelity bond or insurance to the minimum amount required by such entities. Such bond or insurance shall contain a waiver of defense based upon the exclusion of persons who serve without compensation from the definition of "employee" or such endorsement or provision as shall accomplish the same result.

k. Except as otherwise provided in this Declaration, premiums for all insurance obtained or maintained by or on behalf of the Board, fees and expenses of the insurance trustee, if any, and the cost of any appraisal which the Board deems advisable in connection with any insurance, shall be Condominium Common Expenses.

l. The Board (or the Master Board, as the case may be) shall use its best efforts to secure policies providing that the policies cannot be cancelled, invalidated or suspended on account of the conduct of any one or more individual Unit

Owners or any officer or employee of the Board, the Homeowners' Association or managing agent, if any, without a prior demand in writing that the Board, the Homeowners' Association or managing agent, as the case may be, cure the defect and without a reasonable period of time thereafter in which to cure the same.

m. Insurance coverage on the furnishings and other items of personal property belonging to a Unit Owner and insurance for his personal liability to the extent not covered by insurance maintained by the Board shall be the responsibility of each such Unit Owner.

n. All physical damage insurance policies purchased by or on behalf of the Executive Board shall be for the benefit of the Association, the Unit Owners and their Participating Mortgagees, as their interests may appear, and shall provide that, with respect to any single loss, if the proceeds thereof exceed \$100,000, then all such proceeds shall be paid in trust to such lending institution in the metropolitan Philadelphia area with trust powers as may be designated by the Executive Board (which trustee is herein referred to as the Insurance Trustee). If such proceeds do not exceed \$100,000, then all such proceeds shall be paid to the Executive Board (or the Master Board, as the case may be) to be applied pursuant to the Act. If proceeds are payable to the Insurance Trustee, the Executive Board (or the Master Board, as the case may be) shall enter into an Insurance Trust Agreement with the Insurance Trustee which shall provide that the Insurance Trustee shall not be liable for payment of premiums, the renewal of the policies, the sufficiency of coverage, the form of contents of the policies, the correctness of any amounts received on account of the proceeds of any insurance policies nor for the failure to collect any insurance proceeds. The sole duty of the Insurance Trustee shall be to receive such proceeds as are paid to it and to hold the same in trust for the purposes elsewhere stated in this Declaration and the Act, for the benefit of the insureds and their beneficiaries thereunder.

14.2 Repairs and Reconstruction After Fire or Other Casualty.

a. When Repair and Reconstruction are Required. Except as otherwise provided in subparagraph d of this §14.2, in the event of damage to or destruction of a Building or any part thereof as a result of fire or other casualty, the Executive Board (or the Master Board, as the case may be), under the direction of the Insurance Trustee if an Insurance Trustee is required, shall arrange for and supervise the prompt repair and restoration of the Building as required by the Act. Notwithstanding the foregoing, each Unit Owner shall have the right to supervise the redecorating of his own Unit.

b. Procedure for Reconstruction and Repair.

(i) Cost Estimates. Immediately after a fire or other casualty causing damage to a Building, the Executive Board (or the Master Board, as the case may be) shall obtain reliable and detailed estimates of the cost of repairing and restoring the Building as required by the Act to a condition as good as that existing before such casualty. Such costs may also include professional fees and premiums for such bonds as the Executive Board (or Master Board) or Insurance Trustee (if any) determines to be necessary.

(ii) Assessments. If the proceeds of insurance are not sufficient to defray such estimated costs of reconstruction and repair, or if upon completion of reconstruction and repair the funds for the payment of the costs thereof are insufficient, the amount necessary to complete such reconstruction and repair may be obtained from the appropriate reserve for Replacement funds and/or shall be deemed a Common Expense and special monthly assessments therefor shall be levied either directly or by the Homeowners' Association as a Special Cluster Assessment.

(iii) Plans and Specifications. Any such reconstruction or repair shall be substantially in accordance with the construction of the Property as it existed immediately prior to the casualty.

c. Disbursements of Construction Funds.

(i) Construction Fund and Disbursement. The proceeds of insurance collected on account of casualty, and the sums received by the Executive Board (or Master Board) or Insurance Trustee from collections of assessments against Unit Owners on account of such casualty, shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner:

(A) If the estimated cost of reconstruction and repair is less than \$100,000, then the construction fund shall be disbursed in payment of such costs upon order of the Executive Board (or the Master Board, as the case may be).

(B) If the estimated cost of reconstruction and repair is \$100,000, or more, then the construction fund shall be disbursed in payment of such costs upon approval of an architect qualified to practice in Pennsylvania and employed by the Insurance Trustee to supervise such work, payment to be made from time to time as the work progresses. The architect shall be required to furnish a certificate giving a brief description of the services and materials furnished by various contractors, subcontractors, materialmen, the architect and other persons who have rendered services or furnished materials in connection with the work and stating that: (a) the sums

requested by them in payment are justly due and owing and that such sums do not exceed the value of the services and materials furnished; (b) there is no other outstanding indebtedness known to such architect for the services and materials described; and (c) the cost as estimated by such architect for the work remaining to be done subsequent to the date of such certificate does not exceed the amount of the construction fund remaining after payment of the sum so requested.

(ii) Surplus. It shall be presumed that the first monies disbursed in payment of the cost of reconstruction and repair shall be from insurance proceeds and, if there is a balance in the construction fund after the payment of all of the costs of the reconstruction and repair for which the fund is established, such balance shall be divided among all Unit Owners in proportion to their Percentage Interests and shall be distributed in accordance with the priority of interests at law or in equity in each Unit.

(iii) Common Elements. When the damage is to both Common Elements and Units, the insurance proceeds shall be applied first to the cost of repairing those portions of the Common Elements which enclose and service the Units, then to the costs of repairing the other Common Elements and thereafter to the cost of repairing the Units.

(iv) Certificate. The Insurance Trustee shall be entitled to rely upon a certificate executed by the President or Vice President, and the Secretary (of the Condominium or the Homeowners' Association, as the case may be), certifying: (i) whether the damaged Property is required to be reconstructed and repaired; (ii) the name of the payee and the amount to be paid with respect to disbursement from any construction fund or whether surplus funds to be distributed are less than the assessments paid by the Unit Owners; and (iii) all other matters concerning the holding and disbursing of any construction fund. Any such certificate shall be delivered to the Insurance Trustee promptly after request.

d. When Reconstruction Is Not Required. In the event of insubstantial damage to the Common Elements and if the Executive Board shall elect not to repair the same or in the event there is to be no repair or replacement pursuant to Section 3312(g) of the Act, then in either such event any insurance proceeds received on account of such damage shall be expended and/or distributed in accordance with Section 3312 of the Act. If the Condominium shall be terminated pursuant to Section 3320 of the Act, the provisions of Section 3320 of the Act shall apply.

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ARTICLE 15

LIMITATION OF LIABILITY

15.1. Limited Liability of the Executive Board and Others. The Executive Board, and its members in their capacity as members, officers and employees and, when acting for the Executive Board, the Master Board, its members in their capacity as members, officers and employees (collectively, the "Indemnitees" and individually an "Indemnitee"):

a. Shall not be liable for the failure of any service to be obtained by the Executive Board and paid for by the Association, or for injury or damage to Persons or property caused by the elements or by another Unit Owner or Person on the Property, or resulting from electricity, gas, water, rain, dust or sand which may leak or flow from the outside or from any part of the Building, or from any of its pipes, drains conduits, appliances, or equipment, or from any other place unless in each such instance such injury or damage has been caused by the willful misconduct or gross negligence of the Association or the Executive Board (or Master Board, as the case may be);

b. Shall not be liable to the Unit Owners as a result of the performance of the Executive Board (or Master Board, as the case may be) members' duties for any mistake of judgment, negligence or otherwise, except for the Executive Board or Master Board members' own willful misconduct or gross negligence;

c. Shall have no personal liability in contract to a Unit Owner or any other person or entity under any agreement, check, contract, deed, lease, mortgage, instrument or transaction entered into by them on behalf of the Executive Board or the Association in the performance of the Executive Board or Master Board members' duties.

d. Shall not be liable to a Unit Owner, or such Unit Owner's tenants, employees, agents, customers or guests, for loss or damage caused by theft of or damage to personal property left by such Unit Owner or his tenants, employees, agents, customers or guests in a Unit, or in or on the Common Elements or Limited Common Elements, except for the Executive Board or Master Board members' own willful misconduct or gross negligence;

e. Shall have no personal liability in tort to a Unit Owner or any other person or entity, direct or imputed, by virtue of acts performed by or for them, except for the Executive Board or Master Board members' own willful misconduct or gross negligence in the performance of their duties; and

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f. Shall have no personal liability arising out of the use, misuse or condition of the Building, or which might in any other way be assessed against or imputed to the Executive Board or Master Board members as a result of or by virtue of their performance of their duties, except for the Executive Board or Master Board members' own willful misconduct or gross negligence.

15.2. Indemnification. Each Indemnitee, in his capacity as such, shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding in which he may become involved by reason of his being having been a member and/or officer of the Executive Board or Master Board, or any settlement of any such proceeding, whether or not he is an Executive Board or Master Board member, officer or both at the time such expenses are incurred, except in such cases wherein such Executive Board or Master Board member and/or officer is adjudged guilty of willful misconduct or gross negligence in the performance of his duties; provided that, in the event of a settlement, this indemnification shall apply only if and when the Executive Board or Master Board (with the affected member abstaining if he is then a member) approves such settlement and reimbursement as being in the best interests of the Association; and provided further that, indemnification hereunder with respect to any criminal action or proceeding is permitted only if such Executive Board or Master Board member and/or officer had no reasonable cause to believe his conduct was unlawful. The indemnification by the Unit Owners set forth in Section 15.2 shall be paid by the Association on behalf of the Unit Owners and shall constitute a Common Expense and shall be assessed and collectible as such (or by the Homeowners' Association as a Special Cluster Assessment). Such right of indemnification shall not be deemed exclusive of any other rights to which such Executive Board or Master Board member and/or officer may be entitled as a matter of law or agreement or by vote of the Unit Owners or otherwise.

15.3. Defense of Claims. Complaints brought against the Association, the Executive Board, the Master Board or the officers, employees or agents thereof in their respective capacities as such, or the Condominium as a whole, shall be directed to the Master Board on behalf of the Association, which shall promptly give written notice thereof to the Unit Owners and the holders of any mortgages on Units and such complaints shall be defended by or on behalf of the Association. The Unit Owners and the holders of mortgages on Units shall have no right to participate in such defense other than through the Association.

15.4. Insurance. The Executive Board shall obtain or cause to be obtained insurance to satisfy the indemnification obligation of the Association and all Unit Owners set forth in Section 15.2 above, if and to the extent available.

ARTICLE 16

CONVERTIBLE AND WITHDRAWABLE REAL ESTATE

16.1 Reservation to Convert. Declarant hereby explicitly reserves an option, until the seventh (7th) anniversary of the recording of this Declaration, to convert all or any portion of the Convertible Real Estate to Units, Limited Common Elements or any combination thereof from time to time in compliance with §3211 of the Act without the consent of any Unit Owner or Mortgagee. This option to convert may be terminated prior to such anniversary only upon the filing of an amendment to this Declaration by the Declarant. Declarant expressly reserves the right to convert any or all portions of the Convertible Real Estate at any time, at different times, in any order, without limitation and without any requirement that any other real estate be converted, added or withdrawn; provided, however, that the Convertible Real Estate shall not exceed the area described as such on Exhibit "C" hereto. There are no other limitations on the option to convert Convertible Real Estate.

16.2 Assurances. If the Convertible Real Estate is converted, the Buildings on the Convertible Real Estate will be located approximately as shown on the Plats and Plans attached hereto. At such time as the Convertible Real Estate is completely converted, the maximum number of Units in the condominium, as an aggregate, will be 376, subject to the provisions of §3.4 above. The maximum percentage of the aggregate land and floor area of all Units that may be created within the Convertible Real Estate that may be occupied by Units not restricted exclusively to residential use, if such Convertible Real Estate is converted, is zero percent. Any Buildings to be constructed within the Convertible Real Estate and Units therein will be compatible in quality, size, materials and architectural style with the Buildings on other portions of the Condominium Property. All restrictions in this Declaration affecting use, occupancy and alienation of Units shall apply to Units created within the Convertible Real Estate. No assurances are made as to any other improvements and Limited Common Elements to be made or created in the Convertible Real Estate, nor the proportion of Limited Common Elements to Units therein. The reallocation of Percentage Interests in the Convertible Real Estate and the Property shall be computed as described in Section 4.1 herein so that all Percentage Interests are equal.

16.3 Reservation to Withdraw. Declarant hereby explicitly reserves an option, until the seventh (7th) anniversary of the recording of this Declaration, to withdraw Withdrawable Real Estate from the Condominium from time to time in compliance with §3212 of the Act, without the consent of any Unit Owner or mortgagee. This option to withdraw may be terminated prior to such anniversary only upon the filing of an amendment to this Declaration by the Declarant. Declarant expressly reserves the

right to withdraw any or all portions of the Withdrawable Real Estate at any time, at different times, in any order, without limitation and without any requirement that any other real estate be withdrawn, added or converted, except as set forth in Section 3212 of the Act; provided, however, that the Withdrawable Real Estate shall not exceed the area described as such on Exhibit "C" hereto. There are no other limitations on this option to withdraw the Withdrawable Real Estate from the Condominium.

ARTICLE 17

DECLARANT'S RIGHTS

17.1. Control: (a) Until the 60th day after conveyance of 94 Units to Unit Owners other than Declarant, Declarant shall have the right to appoint and remove any and all officers and members of the Executive Board. Declarant may not unilaterally remove any members of the Executive Board elected by Unit Owners other than Declarant.

(b) Not later than 60 days after conveyance of 94 Units to Unit Owners other than Declarant, two (40%) of five members of the Executive Board shall be elected by Unit Owners other than Declarant.

(c) Not later than the earlier of (i) seven years after the date of the recording of this Declaration, or (ii) 180 days after 282 of the Units which may be constructed on the Property have been conveyed to Unit Owners other than Declarant, all members of the Executive Board shall resign, and the Unit Owners (including Declarant to the extent of Units owned by Declarant) shall elect a new five member Executive Board.

IN WITNESS WHEREOF, the said Declarant has caused these presents to be duly executed on the day and year first above written.

FPA CORPORATION

BY: _____

Attest: _____

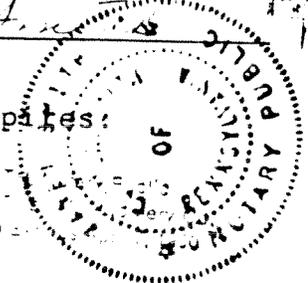
Cathy J. Stewart
Asst. Secretary



STATE OF *Pennsylvania* :
COUNTY OF *Montgomery* : SS.

On the *12th* day of *September*, 1985, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared *Joseph P. ...* who acknowledged himself to be the *President* of FPA Corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer, and desired that the same might be recorded as such.

WITNESS my hand and seal the day and year aforesaid:

Joseph P. ...
Notary Public
My Commission Expires: _____


The undersigned, being the holder of mortgage upon the premises described in Exhibit "A" of this Declaration of Condominium for Newtown Green Condominium No. 1, hereby consents to and joins in the same.

THE CHASE MANHATTAN BANK, N.A.

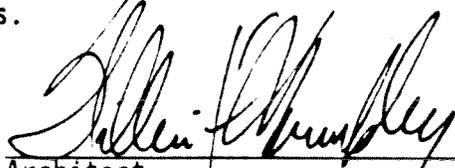
BY: *William F. Carmody*
William F. Carmody, VP

ATTEST: *Matthew E. Galligan* (seal)
Matthew E. Galligan, VP

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ARCHITECT'S CERTIFICATION

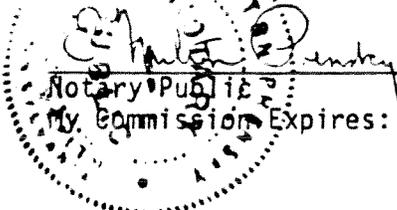
Pursuant to Section 3201(b) of the Pennsylvania Uniform Condominium Act, the undersigned hereby certifies that all structural components and mechanical systems of the Building(s) described in the foregoing Declaration of Condominium of Newtown Grant Condominium No. 1 are substantially completed in accordance with the foregoing Plats and Plans.



Architect
License Number: RX 5746
Murphy Garrison Association
130 Presidential Boulevard
Bala Cynwyd, PA 19004

Building 3

Sworn to and Subscribed before me
this 17th day of SEPTEMBER, 1986.



Notary Public
My Commission Expires:

E. MILTON PENDER, Notary Public
Lower Merion, Pa. 19066, Pender Co.
My Commission Expires May 2, 1983

FOR EXHIBIT SEE
PLAN BOOK 235 p 24

EXHIBIT A

DESCRIPTION OF PROPERTY

Newtown Grant Condominium No. 1

ALL THAT CERTAIN parcel of land situated in the Township of Newtown, County of Bucks, Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled "Site Plan", Newtown Grant Condominiums for Orleans Construction Company, prepared by Boucher and James, Inc., Engineers and Surveyors, Doylestown, PA., dated April 1, 1985.

BEGINNING at a point on the northeasterly side of Durham Road, Route 413 (L.R. 152) as proposed to be widened along its northeasterly side to a width of 50 feet from the centerline and title line of said Durham Road. Said beginning point being also a corner of lands of now or late J.E.S. Enterprises, Inc.

THENCE from the first mentioned point and place of beginning along the aforesaid widened northeasterly side of Durham Road N. $46^{\circ} 25' 12''$ W., 705.38 feet to a point, a point of curve of the southeasterly radius corner of the intersection which said Durham Road makes with Surrey Drive (80' wide); THENCE along said southeasterly radius corner by an arc curving to the right having a radius of 20.00 feet an arc length of 31.42 feet to a point of tangent; THENCE along the southeasterly side of said Surrey Drive the following four (4) courses and distances to wit: (1) N. $43^{\circ} 34' 48''$ E., 425.04 feet to a point of curve; THENCE (2) by an arc curving to the right having a radius of 574.31 feet, an arc length of 370.87 feet to a point of tangent; THENCE (3) N. $80^{\circ} 34' 48''$ E., 153.77 feet to a point of curve; THENCE (4) by an arc curving to the left having a radius of 531.00 feet, an arc length of 550.36 feet to a point, a corner of this and lands for common open space for Phase 1 Townhouses; THENCE along lines of said lands for common open space the following three (3) courses and distances to wit: (1) S. $68^{\circ} 48' 18''$ E., 108.41 feet to a point; THENCE (2) S. $38^{\circ} 39' 47''$ E., 160.00 feet to a point; THENCE (3) N. $82^{\circ} 55' 43''$ E., 298.50 feet to a point, a corner; THENCE through lands of which this is a part the following two (2) courses and distances to wit: (1) S. $00^{\circ} 00' 00''$ W., 330.00 feet to a point, THENCE (2) S. $44^{\circ} 49' 42''$ E., 357.74 feet to a point; THENCE still partially through lands of which this is a part and partially along the line of lands of now or late J.E.S. Enterprises, Inc. S. $68^{\circ} 14' 06''$ W., 970.31 feet to a point; THENCE still along the line of lands of said J.E.S. Enterprises, Inc. S. $61^{\circ} 20' 50''$ W., 583.56 feet to the first mentioned point and place of beginning.

CONTAINING 30.00 acres of land.

D2702-1102

EXHIBIT B

SCHEDULE OF UNIT IDENTIFYING NUMBERS AND PERCENTAGE INTEREST
NEWTOWN GRANT CONDOMINIUM NO. 1 - PHASE 1

<u>UNIT DESIGNATION</u>	<u>PERCENTAGE INTEREST</u>
301 Society Place	6.25
302 Society Place	6.25
303 Society Place	6.25
304 Society Place	6.25
305 Society Place	6.25
306 Society Place	6.25
307 Society Place	6.25
308 Society Place	6.25
309 Society Place	6.25
310 Society Place	6.25
311 Society Place	6.25
312 Society Place	6.25
313 Society Place	6.25
314 Society Place	6.25
315 Society Place	6.25
316 Society Place	6.25
TOTAL	<u>100%</u>

D2702-1103

EXHIBIT C

DESCRIPTION OF
WITHDRAWABLE AND CONVERTIBLE
REAL ESTATE

ALL THAT CERTAIN parcel of land situated in the Township of Newtown, County of Bucks, Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled Exhibit "D", Plats and Plans, Newtown Grant Condominium No. 1 for F.P.A. Corporation prepared by Boucher & James, Inc., Engineers and Surveyors, Doylestown, PA., dated September 12, 1985.

BEGINNING at a point on the northeasterly side of Durham Road, Route 413, (L.R. 152) as proposed to be widened along its northeasterly side to a width of 50 feet from the centerline and title line of said Durham Road. Said beginning point being also a corner of lands of now or late J.E.S. Enterprises, Inc.

THENCE from the first mentioned point and place of beginning along the aforesaid widened northeasterly side of Durham Road N. $46^{\circ} 25' 12''$ W., 705.38 feet to a point, a point of curve of the southeasterly radius corner of the intersection which said Durham Road makes with North Drive (80' wide). THENCE along said southeasterly radius corner by an arc curving to the right having a radius of 20.00 feet an arc length of 31.42 feet to a point of tangent; THENCE along the southeasterly side of said North Drive N. $43^{\circ} 34' 48''$ E., 200.84 feet to a point; THENCE through lands of which this is a part the following five (5) courses and distances to wit: (1) S. $46^{\circ} 25' 12''$ E., 122.79 feet to a point; THENCE (2) S. $36^{\circ} 12' 58''$ E., 134.58 feet to a point; THENCE (3) N. $43^{\circ} 34' 48''$ E., 214.00 feet to a point; THENCE (4) N. $17^{\circ} 50' 35''$ W., 93.74 feet to a point; THENCE (5) N. $46^{\circ} 25' 12''$ W., 172.83 feet to a point a corner of this and on the aforesaid southeasterly side of North Drive; THENCE along said southeasterly side of North Drive the following three (3) courses and distances to wit: (1) by an arc curving to the right having a radius of 574.31 feet an arc length of 360.87 feet to a point of tangent; THENCE (2) N. $80^{\circ} 34' 48''$ E., 153.77 feet to a point of curve; THENCE (3) by an arc curving to the left having a radius of 531.00 feet an arc length of 550.36 feet to a point, a corner of this and lands for common open space for Phase I Townhouses; THENCE along lines of said lands for common open space the following three (3) courses and distances to wit: (1) S. $68^{\circ} 48' 18''$ E., 108.41 feet to a point; THENCE (2) S. $38^{\circ} 39' 47''$ E., 160.00 feet to a point; THENCE (3) N. $82^{\circ} 55' 43''$ E., 298.50 feet to a point, a corner; THENCE thorough lands which this is a part the following two (2) courses and distances to wit: (1) S. $00^{\circ} 00' 00''$ W., 330.00 feet to a point; THENCE (2) S. $44^{\circ} 49' 42''$ E., 357.74 feet to a point; THENCE still partially through lands of which this is a part and partially along the line of lands of now or late J.E.S. Enterprises, Inc. S. $68^{\circ} 14' 06''$ W., 970.31 feet to a point; THENCE still along the line of lands of said J.E.S. Enterprises, Inc. S. $61^{\circ} 20' 50''$ W., 583.56 feet to the first mentioned point and place of beginning.

CONTAINING 28.6291 acres of land.

SUBJECT to a 25 foot wide access easement for Condominium No. 1.

D2702-1104

**THIRTY-THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
NEWTOWN GRANT CONDOMINIUM NO. 1**

THIS THIRTY-THIRD AMENDMENT to the Declaration of Condominium of Newtown Grant Condominium No. 1 is made this 18TH day of JUNE, 1992 by the Executive Board of the Newtown Grant Condominium No. 1 Association, a non-profit corporation organized under the laws of the Commonwealth of Pennsylvania (hereinafter referred to as the "Executive Board").

I. REFERENCE AND AUTHORITY

A. Original Recording. Newtown Grant Condominium No. 1 was created and established by a Declaration of Condominium (the "Original Declaration") dated September 11, 1986 and recorded in the Office of the Recorder of Deeds in and for Bucks County in Doylestown, Pennsylvania in Deed Book 2702 at page 1070.

B. Authority. Article 7, section 7.3 of the Original Declaration provides in pertinent part as follows: "If any amendment is necessary in the judgment of the Executive Board to cure any ambiguity or to correct or supplement any provision of this Declaration or the Plats and Plans which is defective or inconsistent with any other provision hereof or thereof or with the Act, or to change, correct or supplement anything appearing or failing to appear in the Plats and Plans which is incorrect, defective or similarly inconsistent . . . the Executive Board may, at any time and from time to time effect such amendment without the approval of the unit owners or participating mortgagees. Each such amendment shall be effective upon the

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recording of an appropriate instrument setting forth the amendment and its due adoption, execution and acknowledgment by one or more officers of the Executive Board."

II. FINDINGS OF THE EXECUTIVE BOARD

It has come to the attention of the Executive Board that significant ambiguity exists in the interpretation and implementation of Articles 3.2 and 3.3 of the original Declaration. In the opinion of the Executive Board, Articles 3.2 and 3.3 of the original Declaration do not clearly allocate responsibility for the maintenance and repair of those portions or sections of electrical wiring, pipes, duct work, etc., serving only one unit but lying partially within and/or partially without the designated unit boundaries of the unit being served.

III. PURPOSE OF AMENDMENT

This Thirty-third Amendment is intended to clarify and supplement Articles 3.2 and 3.3 of the Original Declaration to make it clear that the responsibility for maintenance, repair and/or replacement of the wires, pipes, duct work, etc., described in Article II above, lies with the owner of the unit being served.

IV. AMENDMENT

Article 3.2 (Unit Boundaires) of the Original Declaration is hereby amended in its entirety to read as follows: "The title lines or boundaries of each unit are situated as shown on the Plans and described as follows: All walls, floors, ceilings, doors and windows within or comprising part of each unit. Each unit shall include the items within or part of the title lines described in paragraphs (1), (2), and (3) of Section 3202 of the

Act, which are appurtenant to the unit."

Article 3.3 (Maintenance Responsibilities) of the original Declaration is hereby amended in its entirety to read as follows: "The Units as described in Article 3.2 above shall be maintained and repaired by each Unit owner. Any chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture lying partially within and partially outside the designated boundaries of a unit and serving only that unit, shall be repaired, maintained, and/or replaced by the owner of the unit being served. Ordinary maintenance and repair of patio and balcony Limited Common Elements shall be the responsibility of the owner of the unit to which the Limited Common Element is appurtenant. Structural repairs and/or replacements of patio and balcony Limited Common Elements shall be the responsibility of the Association, the cost thereof to be charged as Common Expenses. Maintenance, repair and replacement of heat pumps and all wires, pipes, duct work, flues, chutes, etc., associated with the heat pumps shall be the responsibility of the owner of the unit served by each such heat pump.

V. SUBMISSION TO THE ACT

The Executive Board of the Newtown Grant Condominium No. 1 Association, pursuant to the authority provided in Article 7, section 7.3 of the original Declaration, does hereby submit this Amendment to the provisions of the Act.

VI. INCORPORATION INTO ORIGINAL DECLARATION

Upon the due execution and recording of this Thirty-third Amendment, the Original Declaration of Condominium shall be deemed to include this Thirty-third Amendment and the Declaration

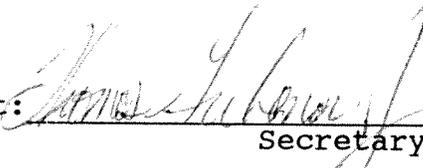
of Condominium, as amended, shall be binding upon all present and future owners of units within the Condominium. The acceptance of a deed, or the entering into of a lease relating to a unit within the Condominium, or the act of occupying or using any unit within the Condominium or any portion of the common elements thereof, shall constitute an agreement to be subject to and be bound by the Declaration of Condominium, the Bylaws, the Rules and Regulations and all applicable covenants, conditions and restrictions, as amended and shall further constitute an acceptance and ratification of all of the provisions thereof.

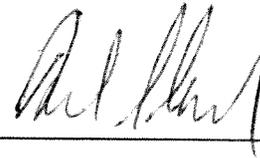
VII. EFFECTIVE DATE

This Thirty-third Amendment to the Declaration of Condominium shall be effective upon the due execution and recordation of this instrument, as required by law.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the undersigned have caused this Amendment to be executed the day and year first above written.

NEWTOWN GRANT CONDOMINIUM
NO. 1 ASSOCIATION

Attest: 
Secretary

By: 
President

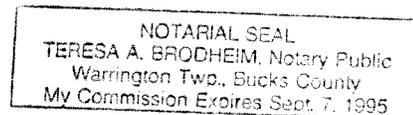
COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF *Bucks* ss.
:

On this, the *18* day of *June*, 1992, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared *Thomas Grebenar Jr.* and *David Greister* who acknowledged themselves to be the president and secretary of Newtown Grant Condominium No. 1 Association, a corporation, and that they as such president and secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

In witness whereof I have hereunto set my hand and official seal.

Teresa A. Brodheim
Notary Public



PREPARED BY: Clemons Richter & Reiss, P.C.
107 East Oakland Avenue
Doylestown, PA 18901
(215) 348-1776

NOTE



RECEIVED

RETURN TO: Clemons Richter & Reiss, P.C.
107 East Oakland Avenue
Doylestown, PA 18901
(215) 348-1776

2013 DEC -2 P 2:47

BUCKS COUNTY
RECORDER OF DEEDS

CPN # 29-040-182 and attached

**AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR NEWTOWN GRANT CONDOMINIUM NO.1 CHANGING ITS NAME TO
SOCIETY PLACE CONDOMINIUM ASSOCIATION**

WHEREAS, Newtown Grant Condominium No.1 (commonly known as Society Place Condominium) is a residential condominium, created pursuant to the Pennsylvania Uniform Condominium Act (68 Pa.C.S.A. Section 3101 et seq - the "Act"), and governed by the terms and conditions of a Declaration of Condominium (Declaration), recorded in the Office for the Recorder of Deeds for Bucks County at Deed Book 2702 Page 1070 et seq.

WHEREAS, since inception of the development in 1986, the Association has always and consistently been known as Society Place Condominium Association.

WHEREAS, since inception of the development in 1986, the Association has always and consistently operated as, and held itself out to the public in the name of Society Place Condominium Association.

WHEREAS, use of the name Society Place Condominium is inconsistent with the recorded Declaration.

WHEREAS, the Executive Board has deemed it to be in the best interest of the Association to correct this inconsistency in order conform the Association's legal name to its proper and commonly known name; Society Place Condominium Association.

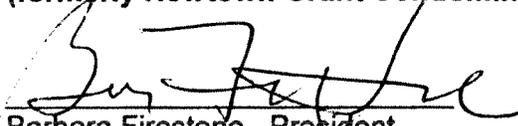
WHEREAS, pursuant to Article 7 of the Declaration, the Executive Board is empowered to amend the Declaration without a vote of the Unit Owners in order to cure any ambiguity and to correct inconsistencies.

NOW THEREFORE, by unanimous vote of the Executive Board, the Declaration is hereby amended as follows:

1. The Association shall hereby formally be known as Society Place Condominium Association.
2. All references contained in the Declaration to "Newtown Grant Condominium No. 1" are hereby deleted and replaced with "Society Place Condominium Association".
3. All references contained in the Declaration Plan, the Exhibits to the Declaration, and elsewhere in the Condominium documents to "Newtown Grant Condominium No. 1" are hereby deleted and replaced with "Society Place Condominium Association".
4. To the extent not inconsistent herewith, all remaining provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the President of the Condominium Association, has executed this Amendment on this 26 day of NOVEMBER, 2013.

SOCIETY PLACE CONDOMINIUM ASSOCIATION
(formerly Newtown Grant Condominium No.1)


Barbara Firestone, President

29-040-182-001-0A1	101 SOCIETY PL
29-040-182-001-0A2	102 SOCIETY PL
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29-040-182-001-0B2	104 SOCIETY PL
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29-040-182-001-0C2	108 SOCIETY PL
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29-040-182-017-0C2	2508 SOCIETY PL
29-040-182-017-0D1	2511 SOCIETY PL
29-040-182-017-0D2	2512 SOCIETY PL
29-040-182-017-0E1	2515 SOCIETY PL
29-040-182-017-0E2	2516 SOCIETY PL
29-040-182-017-0F1	2513 SOCIETY PL
29-040-182-017-0F2	2514 SOCIETY PL
29-040-182-017-0G1	2509 SOCIETY PL
29-040-182-017-0G2	2510 SOCIETY PL
29-040-182-017-0H1	2505 SOCIETY PL
29-040-182-017-0H2	2506 SOCIETY PL
29-040-182-018-0A1	2101 SOCIETY PL
29-040-182-018-0A2	2102 SOCIETY PL
29-040-182-018-0B1	2103 SOCIETY PL
29-040-182-018-0B2	2104 SOCIETY PL
29-040-182-018-0C1	2107 SOCIETY PL
29-040-182-018-0C2	2108 SOCIETY PL
29-040-182-018-0D1	2105 SOCIETY PL
29-040-182-018-0D2	2106 SOCIETY PL
29-040-182-019-0A1	1501 SOCIETY PL
29-040-182-019-0A2	1502 SOCIETY PL
29-040-182-019-0B1	1503 SOCIETY PL
29-040-182-019-0B2	1504 SOCIETY PL
29-040-182-019-0C1	1507 SOCIETY PL
29-040-182-019-0C2	1508 SOCIETY PL
29-040-182-019-0D1	1505 SOCIETY PL
29-040-182-019-0D2	1506 SOCIETY PL
29-040-182-020-0A1	1601 SOCIETY PL
29-040-182-020-0A2	1602 SOCIETY PL
29-040-182-020-0B1	1603 SOCIETY PL
29-040-182-020-0B2	1604 SOCIETY PL
29-040-182-020-0C1	1607 SOCIETY PL
29-040-182-020-0C2	1608 SOCIETY PL
29-040-182-020-0D1	1611 SOCIETY PL
29-040-182-020-0D2	1612 SOCIETY PL
29-040-182-020-0E1	1615 SOCIETY PL
29-040-182-020-0E2	1616 SOCIETY PL
29-040-182-020-0F1	1613 SOCIETY PL
29-040-182-020-0F2	1614 SOCIETY PL
29-040-182-020-0G1	1609 SOCIETY PL
29-040-182-020-0G2	1610 SOCIETY PL
29-040-182-020-0H1	1605 SOCIETY PL
29-040-182-020-0H2	1606 SOCIETY PL
29-040-182-021-0A1	1701 SOCIETY PL
29-040-182-021-0A2	1702 SOCIETY PL
29-040-182-021-0B1	1703 SOCIETY PL
29-040-182-021-0B2	1704 SOCIETY PL

29-040-182-021-0C1	1707 SOCIETY PL
29-040-182-021-0C2	1708 SOCIETY PL
29-040-182-021-0D1	1705 SOCIETY PL
29-040-182-021-0D2	1706 SOCIETY PL
29-040-182-022-0A1	1801 SOCIETY PL
29-040-182-022-0A2	1802 SOCIETY PL
29-040-182-022-0B1	1803 SOCIETY PL
29-040-182-022-0B2	1804 SOCIETY PL
29-040-182-022-0C1	1807 SOCIETY PL
29-040-182-022-0C2	1808 SOCIETY PL
29-040-182-022-0D1	1811 SOCIETY PL
29-040-182-022-0D2	1812 SOCIETY PL
29-040-182-022-0E1	1815 SOCIETY PL
29-040-182-022-0E2	1816 SOCIETY PL
29-040-182-022-0F1	1813 SOCIETY PL
29-040-182-022-0F2	1814 SOCIETY PL
29-040-182-022-0G1	1809 SOCIETY PL
29-040-182-022-0G2	1810 SOCIETY PL
29-040-182-022-0H1	1805 SOCIETY PL
29-040-182-022-0H2	1806 SOCIETY PL
29-040-182-023-0A1	1201 SOCIETY PL
29-040-182-023-0A2	1202 SOCIETY PL
29-040-182-023-0B1	1203 SOCIETY PL
29-040-182-023-0B2	1204 SOCIETY PL
29-040-182-023-0C1	1207 SOCIETY PL
29-040-182-023-0C2	1208 SOCIETY PL
29-040-182-023-0D1	1205 SOCIETY PL
29-040-182-023-0D2	1206 SOCIETY PL
29-040-182-024-0A1	1301 SOCIETY PL
29-040-182-024-0A2	1302 SOCIETY PL
29-040-182-024-0B1	1303 SOCIETY PL
29-040-182-024-0B2	1304 SOCIETY PL
29-040-182-024-0C1	1307 SOCIETY PL
29-040-182-024-0C2	1308 SOCIETY PL
29-040-182-024-0D1	1311 SOCIETY PL
29-040-182-024-0D2	1312 SOCIETY PL
29-040-182-024-0E1	1315 SOCIETY PL
29-040-182-024-0E2	1316 SOCIETY PL
29-040-182-024-0F1	1313 SOCIETY PL
29-040-182-024-0F2	1314 SOCIETY PL
29-040-182-024-0G1	1309 SOCIETY PL
29-040-182-024-0G2	1310 SOCIETY PL
29-040-182-024-0H1	1305 SOCIETY PL
29-040-182-024-0H2	1306 SOCIETY PL
29-040-182-025-0A1	1401 SOCIETY PL
29-040-182-025-0A2	1402 SOCIETY PL
29-040-182-025-0B1	1403 SOCIETY PL
29-040-182-025-0B2	1404 SOCIETY PL
29-040-182-025-0C1	1407 SOCIETY PL
29-040-182-025-0C2	1408 SOCIETY PL
29-040-182-025-0D1	1411 SOCIETY PL
29-040-182-025-0D2	1412 SOCIETY PL
29-040-182-025-0E1	1415 SOCIETY PL
29-040-182-025-0E2	1416 SOCIETY PL
29-040-182-025-0F1	1413 SOCIETY PL
29-040-182-025-0F2	1414 SOCIETY PL
29-040-182-025-0G1	1409 SOCIETY PL

29-040-182-025-0G2	1410 SOCIETY PL
29-040-182-025-0H1	1405 SOCIETY PL
29-040-182-025-0H2	1406 SOCIETY PL
29-040-182-026-0A1	2601 SOCIETY PL
29-040-182-026-0A2	2602 SOCIETY PL
29-040-182-026-0B1	2603 SOCIETY PL
29-040-182-026-0B2	2604 SOCIETY PL
29-040-182-026-0C1	2607 SOCIETY PL
29-040-182-026-0C2	2608 SOCIETY PL
29-040-182-026-0D1	2605 SOCIETY PL
29-040-182-026-0D2	2606 SOCIETY PL
29-040-182-027-0A1	2701 SOCIETY PL
29-040-182-027-0A2	2702 SOCIETY PL
29-040-182-027-0B1	2703 SOCIETY PL
29-040-182-027-0B2	2704 SOCIETY PL
29-040-182-027-0C1	2707 SOCIETY PL
29-040-182-027-0C2	2708 SOCIETY PL
29-040-182-027-0D1	2705 SOCIETY PL
29-040-182-027-0D2	2706 SOCIETY PL
29-040-182-028-0A1	2801 SOCIETY PL
29-040-182-028-0A2	2802 SOCIETY PL
29-040-182-028-0B1	2803 SOCIETY PL
29-040-182-028-0B2	2804 SOCIETY PL
29-040-182-028-0C1	2807 SOCIETY PL
29-040-182-028-0C2	2808 SOCIETY PL
29-040-182-028-0D1	2805 SOCIETY PL
29-040-182-028-0D2	2806 SOCIETY PL
29-040-182-029-0A1	2901 SOCIETY PL
29-040-182-029-0A2	2902 SOCIETY PL
29-040-182-029-0B1	2903 SOCIETY PL
29-040-182-029-0B2	2904 SOCIETY PL
29-040-182-029-0C1	2907 SOCIETY PL
29-040-182-029-0C2	2908 SOCIETY PL
29-040-182-029-0D1	2905 SOCIETY PL
29-040-182-029-0D2	2906 SOCIETY PL
29-040-182-030-0A1	3001 SOCIETY PL
29-040-182-030-0A2	3002 SOCIETY PL
29-040-182-030-0B1	3003 SOCIETY PL
29-040-182-030-0B2	3004 SOCIETY PL
29-040-182-030-0C1	3007 SOCIETY PL
29-040-182-030-0C2	3008 SOCIETY PL
29-040-182-030-0D1	3005 SOCIETY PL
29-040-182-030-0D2	3006 SOCIETY PL
29-040-182-031-0A1	3101 SOCIETY PL
29-040-182-031-0A2	3102 SOCIETY PL
29-040-182-031-0B1	3103 SOCIETY PL
29-040-182-031-0B2	3104 SOCIETY PL
29-040-182-031-0C1	3107 SOCIETY PL
29-040-182-031-0C2	3108 SOCIETY PL
29-040-182-031-0D1	3105 SOCIETY PL
29-040-182-031-0D2	3106 SOCIETY PL
29-040-182-032-0A1	3201 SOCIETY PL
29-040-182-032-0A2	3202 SOCIETY PL
29-040-182-032-0B1	3203 SOCIETY PL
29-040-182-032-0B2	3204 SOCIETY PL
29-040-182-032-0C1	3207 SOCIETY PL
29-040-182-032-0C2	3208 SOCIETY PL

29-040-182-032-0D1	3205 SOCIETY PL
29-040-182-032-0D2	3306 SOCIETY PL
29-040-182-033-0A1	3301 SOCIETY PL
29-040-182-033-0A2	3302 SOCIETY PL
29-040-182-033-0B1	3303 SOCIETY PL
29-040-182-033-0B2	3304 SOCIETY PL
29-040-182-033-0C1	3307 SOCIETY PL
29-040-182-033-0C2	3308 SOCIETY PL
29-040-182-033-0D1	3305 SOCIETY PL
29-040-182-033-0D2	3208 SOCIETY PL
29-040-182-034-0A1	3401 SOCIETY PL
29-040-182-034-0A2	3402 SOCIETY PL
29-040-182-034-0B1	3403 SOCIETY PL
29-040-182-034-0B2	3404 SOCIETY PL
29-040-182-034-0C1	3407 SOCIETY PL
29-040-182-034-0C2	3408 SOCIETY PL
29-040-182-034-0D1	3405 SOCIETY PL
29-040-182-034-0D2	3406 SOCIETY PL
29-040-182-035-0A1	3501 SOCIETY PL
29-040-182-035-0A2	3502 SOCIETY PL
29-040-182-035-0B1	3503 SOCIETY PL
29-040-182-035-0B2	3504 SOCIETY PL
29-040-182-035-0C1	3507 SOCIETY PL
29-040-182-035-0C2	3508 SOCIETY PL
29-040-182-035-0D1	3511 SOCIETY PL
29-040-182-035-0D2	3512 SOCIETY PL
29-040-182-035-0E1	3515 SOCIETY PL
29-040-182-035-0E2	3516 SOCIETY PL
29-040-182-035-0F1	3513 SOCIETY PL
29-040-182-035-0F2	3514 SOCIETY PL
29-040-182-035-0G1	3509 SOCIETY PL
29-040-182-035-0G2	3510 SOCIETY PL
29-040-182-035-0H1	3505 SOCIETY PL
29-040-182-03500H2	3506 SOCIETY PL