

**SECOND AMENDMENT TO THE
DECLARATION OF EASEMENTS AND RESTRICTIONS
FOR STERLING PLACE**

THIS SECOND AMENDMENT TO THE DECLARATION OF EASEMENTS AND RESTRICTIONS FOR STERLING PLACE is made this 8th day of August, 2002, by **STERLING PLACE DEVELOPMENT CORP.**, a Pennsylvania business corporation, with principal offices at 600-A Eden Road, Lancaster, Pennsylvania 17601.

W I T N E S S E T H:

WHEREAS, Sterling Place Development Corp. ("Developer") filed a certain Declaration of Easement and Restrictions for Sterling Place dated May 21, 1996, and recorded May 23, 1996, in the office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 4982, Page 89 (the "Declaration"); and

WHEREAS, Developer filed a certain Amendment to the Declaration of Easements and Restrictions for Sterling Place dated January 2, 1998 and recorded January 2, 1998 in the office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Record Book 5578, Page 99 (the "First Amendment"); and

WHEREAS, the Developer in conjunction with the development of Lot 50 of the Development as that term is defined in Paragraph 1.03 of the Declaration (as amended below), hereby desires to further amend the Declaration as hereinafter set forth below.

NOW, THEREFORE, intending to be legally bound, the Developer hereby amends the Declaration as follows:

1. Paragraph 1.03 - Development is deleted in its entirety and replaced with the following:

1.03 Development shall mean all townhouse lots and all semi-detached residence lots in Section 1 of Sterling Place, as shown on the Subdivision Plan for said section recorded in the Recorder's Office and all townhouse lots in that portion of Sterling Place shown on the Final Subdivision Plan of Lot 50, which is recorded in the Recorder's Office and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

2. Paragraph 1.06 - Open Space is hereby deleted in its entirety and replaced with the following:

1.06 Common Area shall mean all real property (including the improvements thereto, if any) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association is described as follows: Lots 6A, 57 and 108 identified as Open Space on the recorded Subdivision Plan for Section 1 of Sterling Place and Lot 119 on the recorded Final Subdivision Plan for Lot 50 of Sterling Place.

3. Section 4.09.1 is hereby added to the Declaration and shall read as follows:

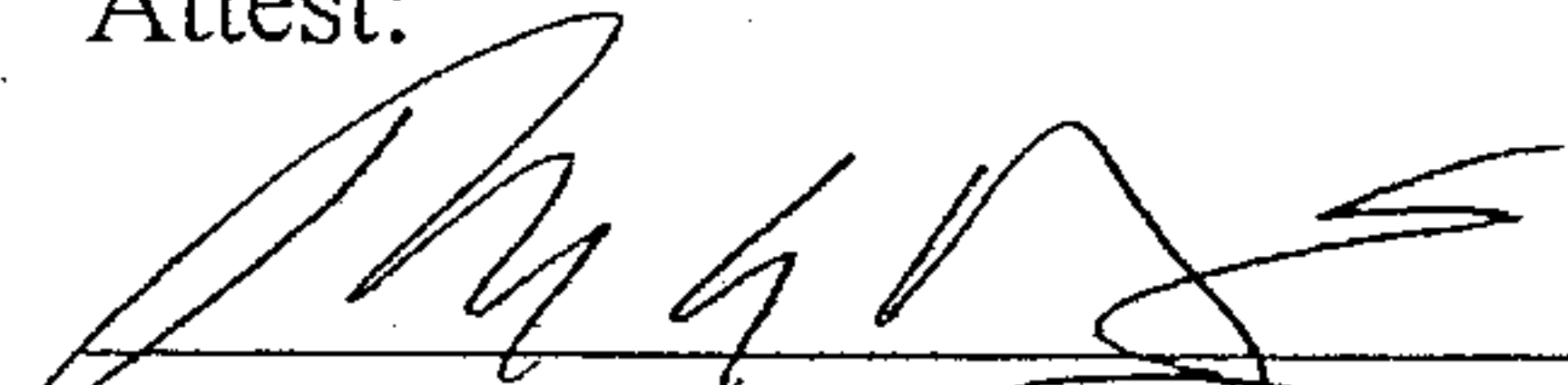
4.09.1 Special Assessment for Access Easements. In addition to the Base Assessment, the Annual Assessment, the Special Assessment for Maintenance and the Special Assessment for Capital Improvements, the Association shall levy upon Lots 1-12, 17-38 and 47-63 inclusive of that portion of the Development shown on the Final Subdivision Plan for Lot 50, an annual assessment (hereinafter "Access Easements Assessment"), the proceeds at which shall be used for the maintenance (including snow removal) of the private access easements behind Lots 1-13, 17-38 and 44-63 inclusive in that portion of the Development shown on the Final Subdivision Plan for Lot 50, and for any necessary repairs, replacements, and resurfacings of said private access easements, or for such other purposes effecting solely said private access easements, as the Board of Directors from time to time determine. Lots 13, 44, 45 and 46 will not be subject to the Access Easements Assessment initially even though they each border on a private access easements. As depicted on the Final Plan for Lot 50, these Lots will not have vehicular access to the access easements. At such time as these Lots have vehicular access to and from the Access Easements bordering these Lots, said Lot(s) shall become subject to the Access Easements Assessment.

4. Section 4.09.2 is hereby added to the Declaration and shall read as follows:

4.09.2 Special Assessment for Off-Street Parking. In addition to the Base Assessment, the Annual Assessment, the Special Assessment for maintenance, the Special Assessment for Capital Improvements and the Special Assessment for Access Easements, the Association shall levy upon that portion of the Development and all lots located thereon shown on the Final Subdivision Plan for Lot 50, an annual assessment (hereinafter "Off-Street Parking Assessment"), the proceeds of which shall be used for the maintenance (including snow removal) of the off-street parking areas shown on the Final Subdivision Plan for Lot 50 and the individual lots located thereon inclusive, and for any necessary repairs, replacements and resurfacing of such off-street parking areas, or for such other purpose effecting solely said off-street parking areas, as the Board of Directors from time to time determine.

IN WITNESS WHEREOF, this Second Amendment to the Declaration of Easements and Restrictions for Sterling Place has been executed as of the date first above written.

Attest:



Kenneth C. Notturmo, Ass't. Sec.

STERLING PLACE DEVELOPMENT CORP.

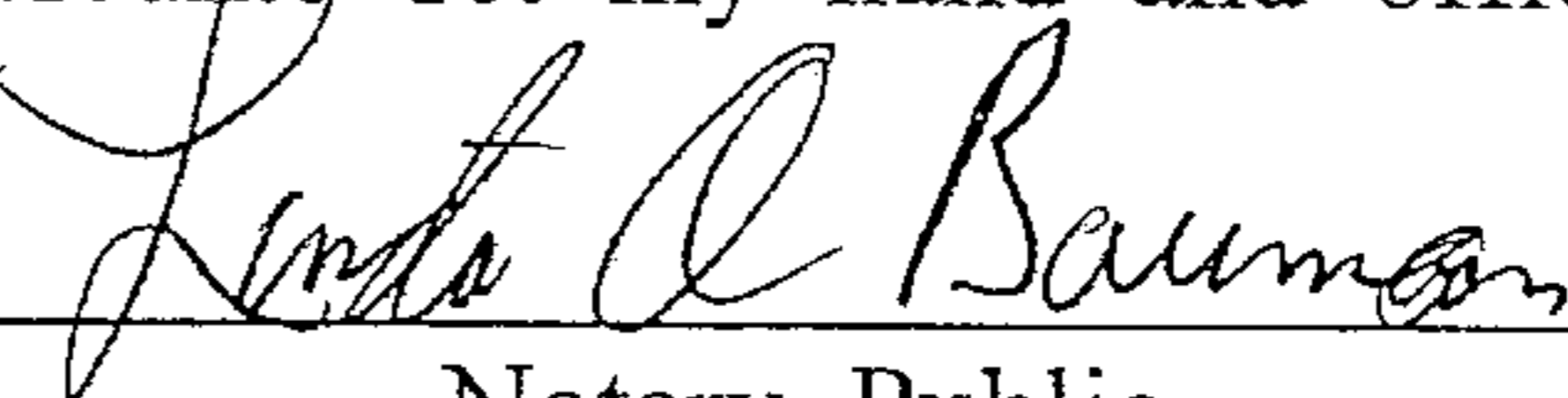
By: 

Howard D. Boyd, Jr., President

COMMONWEALTH OF PENNSYLVANIA :
 : SS:
COUNTY OF LANCASTER :

On this 8th day of August, 2002, before me, the undersigned officer, personally appeared HOWARD D. BOYD, JR., who acknowledged himself to be the President of Sterling Place Development Corp., a Pennsylvania corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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



Notary Public

My Commission Expires:

