

COUNTY OF NORTHAMPTON

RECORDER OF DEEDS

NORTHAMPTON COUNTY GOVERNMENT CENTER
669 WASHINGTON STREET
EASTON, PENNSYLVANIA 18042-7486
Area Code (610) 829-6210

Andrea F. Suter - Recorder
Dorothy J. Edelman - Lead Deputy
Barbara L. Manieri - Deputy

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*Total Pages - 5

Instrument Number - 2019014558

Recorded on 6/14/2019 At 12:33:55 PM

* Instrument Type - AMENDMENT

Invoice Number - 923138

* Grantor - WILLIAM PENN PLAZA TOWNHOUSES

* Grantee - WILLIAM PENN PLAZA TOWNHOUSES

User- JMK

* Customer - LYNETTE C KURTZ

* FEES

STATE WRIT TAX	\$0.50
RECORDING FEES	\$13.00
COUNTY RECORDS IMPROVEMENT FEE	\$2.00
DEEDS RECORDS IMPROVEMENT FEE	\$3.00
UPI CERTIFICATION FEE	\$520.00
TOTAL PAID	\$538.50

NCGIS Registry UPI Certification on
June 14, 2019, By SRM

*RECORDED BY:

LYNETTE C KURTZ

I hereby CERTIFY that this document is recorded in the
Recorder's Office of Northampton County, Pennsylvania



Andrea F. Suter

Andrea F. Suter
Recorder of Deeds

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OOFH9H



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
William Penn Plaza Townhouses, A Planned Community

WHEREAS the property is a Homeowners Association whose original Declaration was dated August 11, 1997, by the William Penn Plaza Townhouses, and which original Declaration was recorded on September 9, 1997, in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1997-1, Page 097754: and,

WHEREAS Article V Section 5.1 of the Declaration of Condominium addresses the manner in which amendments to the Declaration may be made; and,

WHEREAS all procedures for amendment of the Declaration of Condominium set forth in Article V Section 5.1 of the Declaration have been followed and;

WHEREAS at least 67% of the Owners of Units of the William Penn Plaza Townhouse Association have voted to approve this Amendment to better regulate, administrate and restrict the leasing of Units within the William Penn Plaza Townhouse Association; and,

NOW, THEREFORE, the Declaration of the William Penn Plaza Townhouse Association, a Planned Community, is amended as follows:

1. Section 9.1 of the Declaration of Condominium shall be replaced in its entirety as follows:

LEASING

Section 9.1. Any Unit Owner desiring to lease their Unit must adhere to the following requirements:

1. A Unit must be leased in its entirety.
2. Units may not be leased for less than one year.
3. No Lease may make a Tenant responsible for the payment of an Association Maintenance Fee.
4. All Tenants must be given a copy of the Association Documents upon execution of a Lease. All Leases must state that Tenants must comply with the provisions of the Association Documents. Any violations of the provisions of the Association Documents shall constitute a default under the terms of the Lease. In the event a Unit Owner does not enforce compliance, the Executive Board can do so at the Unit Owner's expense.

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- 5. No more than 20% of all the Units within the Association (or no more than 20 units) may be leased at any given time. Unit Owners must check with the Executive Board prior to leasing their unit to not violate this requirement.
- 6. Each Unit shall only be used for the sole purpose of a single-family dwelling and may not be leased or subleased for transient or hotel purposes.
- 7. No unit may be leased without providing a copy of the fully executed Lease, which must be provided to the Association and must include, but not be limited to: tenant's name and contact information, (i.e.. phone number and e-mail address).
- 8. Unit owners, (landlords), are responsible to keep the Association informed of their contact information including, but not limited to: mailing address, phone number and e-mail address.
- 9. Failure to comply with these requirements will result in a fine of \$500.00 monthly from discovery of the violation until compliance.

2. In all other respects not inconsistent with this Amendment, the Declaration of the William Penn Plaza Association, a Planned Community shall remain in full force and effect.

3. SEVERABILITY: The invalidity in whole or in part of any covenant or restriction or any section, subsection, sentence, clause, phrase or word or other provision Of this Amendment to Declaration, and any exhibits attached hereto, shall not affect the remaining portions thereof.

IN WITNESS WHEREOF, the members of the William Penn Plaza Townhouse Association, A Planned Community have adopted this Amendment and the President of the Association has set his hand and seal this 14th day Of June, 2019.

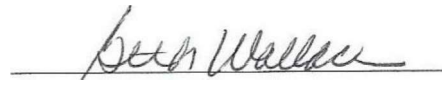
WITNESS:  

COMMONWEATLH OF PENNSYLVANIA
COUNTY OF NORTHAMPTON

On this, the 14th day of June 2019 before me a notary public, the undersigned officer, personally appeared LYNETTE C KURTZ, known to me, (or satisfactorily proven), to be the person whose name subscribed to the within instrument and that they executed the foregoing Declaration for the purposes therein contained.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICAL SEAL.

Commonwealth of Pennsylvania - Notary Seal Beth Wallace, Notary Public Northampton County My commission expires December 12, 2022, Commission number 1173509
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 NOTARY PUBLIC - My Commission Expires:
 Member, Pennsylvania Association of Notaries