



R 02258-0815 Oct 07, 2020

Hampton Hills Homeowners Association
Hampton Hills Homeowners Association

10/07/2020
10:57:44

A handwritten signature in black ink, appearing to read "Joseph L. Davidson".

AMEN 4pgs RECORDER OF DEEDS

Electronically Recorded / Submitted by Simplifi

FIRST AMENDMENT TO THE AMENDED DECLARATION OF
RESTRICTIONS, COVENANTS, RESERVATIONS, EASEMENTS AND
HAMPTON HILLS HOMEOWNERS ASSOCIATION FOR HAMPTON HILLS
SUBDIVISION
BENNER TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

Pursuant to the Pennsylvania Uniform Planned Community Act 68

Pa.C.S.§5101, et seq., as amended

FIRST AMENDMENT TO THE AMENDED DECLARATION OF
RESTRICTIONS, COVENANTS, RESERVATIONS, EASEMENTS AND
HAMPTON HILLS HOMEOWNERS ASSOCIATION FOR HAMPTON HILLS
SUBDIVISION

BENNER TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

This amendment is made this 5th day of October, 2020, to the Amended
Declaration of Restrictions, Covenants, Reservations, Easements, and Hampton Hills Homeowners
Association for Hampton Hills Subdivision, Benner Township, Centre County, Pennsylvania.

WITNESSETH

WHEREAS, pursuant to that certain declaration dated June 28, 2001, and executed by Louis T. Glantz as attorney-in-fact for Harold L. Bierly, Louis T. Glantz and Ava D. Glantz, his wife, John A. Nelson and Anna C. Nelson, his wife, and James D. Rogers and Sandra K. Rogers, his wife, (hereinafter “Declarant”), and recorded in the office of the Recorder of Deeds of Centre County, Pennsylvania in Centre County Record Book 1250, page 207, Declarant submitted to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. Section 5101, et seq., as amended, (hereinafter referred to as the “Act”), certain real estate, described in the Declaration, located in Benner Township, and known as “Hampton Hills Subdivision”;

WHEREAS, the Declaration was amended by that certain “First Declaration of Restrictions, Covenants, Reservations, Easements, and Hampton Hills Homeowners Association for Hampton Hills Subdivision, Benner Township, Centre County, Pennsylvania” dated December 16, 2002, and recorded in Centre County Record Book 1464, page 201;

WHEREAS, the Declaration was further amended and replaced by that certain “Amended Declaration of Restrictions, Covenants, Reservations, Easements, and Hampton Hills Homeowners Association for Hampton Hills Subdivision, Benner Township, Centre County,

Pennsylvania” dated January 24, 2003, and recorded in Centre County Record Book 1470, page 349;

WHEREAS, the Hampton Hills Homeowners Association, the Declarant having turned over control of the Association, now desires to amend the Amended Declaration with respect to the duration of the restrictions as well as certain technical matters;

WHEREAS, on October 8, 2019, notice of the proposed amendment was sent to all unit owners, and the said amendment was approved by 74.7% of the owners of units in Hampton Hills Subdivision;

NOW, THEREFORE, pursuant to the Declaration of Planned Community and the Act, the Association, with the assent of at least 67% of the current unit owners, and with the approval of the Executive Board, hereby amends the “Amended Declaration of Restrictions, Covenants, Reservations, Easements, and Hampton Hills Homeowners Association for Hampton Hills Subdivision, Benner Township, Centre County, Pennsylvania” (hereinafter “Amended Declaration”), as follows:

1. General Provision #7. Section 7 of the General Provisions of the Amended Declaration is hereby amended to rename the “Developers Review Committee” to the “Association Board of Directors”; the second sentence of that section shall be replaced so that it will now read, “The Association Board of Directors shall consist of five owners of Units in the Hampton Hills Subdivision who shall be appointed from time to time by the Members of the Association.”

2. General Provisions References to “Developer”. Each of the references to the term “Developer” in sections 2, 7, 8, 11, 12, 14, 15, 16, and 17 of the General Provisions shall be replaced with “Board of Directors”.

3. General Provision #24. Section 24 of the General Provisions of the Amended Declaration is hereby amended to read as follows: “The covenants and restrictions of this Declaration shall run with and bind the land for a period of ninety-nine (99) years from the date of this amendment, unless amended by a vote of at least 67% of the unit owners. All reservations of easements and rights of way

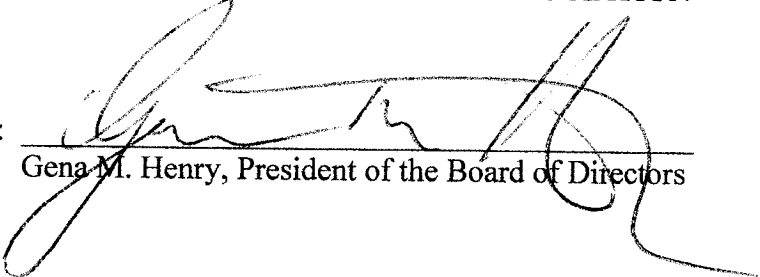
shall be in perpetuity.”

4. Article VII, Section 5. Article VII, Section 5 of the Amended Declaration is hereby deleted in its entirety.

5. Article IX, Section 1. The second paragraph of Article IX, Section 1 of the Amended Declaration is hereby amended to read as follows: “The covenants and restrictions of this Declaration shall run with and bind the land for a period of ninety-nine (99) years from the date of this amendment, unless amended by a vote of at least 67% of the unit owners. All reservations of easements and rights of way shall be in perpetuity.”

IN WITNESS, WHEREOF, the said Hampton Hills Homeowners Association has caused its name to be signed to these presents by the president of the Board of Directors on this 5th day of October, 2020.

HAMPTON HILLS HOMEOWNERS ASSOCIATION

By: 
Gena M. Henry, President of the Board of Directors

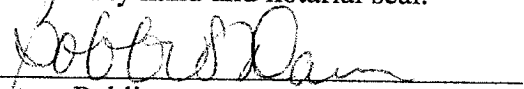
COMMONWEALTH OF PENNSYLVANIA}

} SS:

COUNTY OF CENTRE }

On this 5th day of October, 2020, before me, a notary public, the undersigned officer, personally appeared Gena M. Henry, President of the Board of Directors of the Hampton Hills Homeowners Association, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within indenture, and acknowledged that he executed the same for the purpose therein contained.

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


Notary Public

