



**FOURTH AMENDMENT TO THE DECLARATION OF  
CONDOMINIUM FOR LEGENDS AT GROVE CITY  
CONDOMINIUM ASSOCIATION**

This Amendment is made as of August 5, 2021, by the LEGENDS AT GROVE CITY CONDOMINIUM ASSOCIATION, a Pennsylvania Non-Profit Corporation, formerly Villas at Grove City Condominium Association (hereinafter referred to as “Declarant”), a limited liability corporation:

WHEREAS, Declarant wishes to withdraw a portion of the real estate pursuant to Revised Subdivision No. 1 Parcel 1 (Legal Description attached hereto and made a part hereof) and convey said parcel to LEGENDS AT GROVE CITY APARTMENTS, LLC, (hereinafter referred to as “Apartments”);

WHEREAS, Declarant has obtained the unanimous consent of the unit owners of Legends at Grove City for the withdrawal of the real estate known as the Apartments, pursuant to 68 Pa. C.S.A. §3219(d), and rights of secured lenders, pursuant to 68 Pa. C.S.A. § 3221.

NOW THEREFORE, Declarant hereby amends the Declaration of Condominium as follows:

1. Declarant has recorded a subdivision of property currently a part of the Common Areas of Legends LLC, at \_\_\_\_\_ - 2020, Liberty Township, Mercer County, Pennsylvania, with the legal description attached hereto.
2. In accordance with Article XIII (option to withdraw real estate) and section 3212(a) of the Condominium Act, Declarant hereby withdraws that portion of land described in the attached legal description.
3. Said property contains the “Apartments”, which shall be conveyed to LEGENDS AT GROVE CITY APARTMENTS, LLC.
4. Votes in the association and common expenses liabilities shall be re-allocated. Accordingly, sixty (60) votes from the apartments are removed from Legends at Grove City Condominium. Common Areas associated with the Apartments are removed from Legends at Grove City Condominium.

5. The Declaration is amended to remove the name of the Association as "The Villas at Grove City Condominium Association", and to add the name of the Association as "Legends at Grove City Condominium" in Section 1.3.2(b).
6. All other terms and conditions of the original Declaration of Condominium of The Legends at Grove City Condominium, as amended, remain unaffected by this Amendment.

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

ATTEST:

LEGENDS AT GROVE CITY  
CONDOMINIUM ASSOCIATION

*Jack W. Cline*  
JACK W CLINE, Secretary?

By: *Stephen Steigerwald*  
Stephen Steigerwald, President

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss.  
COUNTY OF MERCER )

ON THIS, the 30 day of August, 2021, before me, the undersigned officer, personally appeared Stephen Steigerwald known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Lori J. Craig, Notary Public  
Mercer County  
My commission expires October 10, 2022  
Commission number 1340268  
Member, Pennsylvania Association of Notaries

*Lori J. Craig* (SEAL)  
NOTARY PUBLIC,  
MY COMMISSION EXPIRES 10-10-22

