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Inst 2010-00003015

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

This Amendment made as of April 7, 2010 by THE LEGENDS AT GROVE CITY, L.L.C. (hereinafter referred to as "Declarant"), a limited liability corporation.

WHEREAS, Declarant wishes to withdraw a portion of the real estate, which contains neither any units nor any structures upon which there is a common unit, pursuant to a Subdivision containing Lots 1 and 2 of Parcel B in Liberty Township, Mercer County, Pennsylvania; and

WHEREAS, Declarant has retained an Option to Withdraw Real Estate for a period of seven (7) years from the recording of the Declaration of condominium, which occurred on July 23, 2004, Pursuant to Article XIII, Section 13.1 of the Declaration of Condominium; and

WHEREAS, in accordance with 68 PA C.S.A. § 3212(a) of the act, Declarant has the option and right to Amend the Declaration by withdrawing Real Estate;

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 area of Legends LLC, at 2009-13552, Liberty Township, Mercer County, Pennsylvania, in the Recorder of Deeds of Mercer County.
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 survey as Exhibit B, Lots 1 & 2 of Parcel B, pursuant to said survey.
3. Said parcel is known as 53 Schmidt Road and 55 Schmidt Road, and is located at the Southern Border of Declarant's property. Said parcel is a Common Area that contains neither proposed units nor the construction of any common facilities. Accordingly, no common elements need to be re-allocated and

STRAMAHAN, STRAMAHAN  
& CLINE  
ATTORNEYS AT LAW  
101 SOUTH PLYMOUTH STREET  
P.O. BOX 204  
MERCER, PA 16137

Order: RLFSZTZN9  
Address: 300 North  
Order Date: 04-29-2021  
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common expense liabilities are unaffected or diminished since pursuant to the property transfer, all maintenance expenses in connection with the property withdrawn must be borne by the purchaser by operation of law.


- 4. All other terms and conditions of the Original Declaration of Condominium of Legends of Grove City, LLC, as amended, remain unaffected by this amendment.

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

ATTEST:


THE LEGENDS AT GROVE CITY, L.L.C.

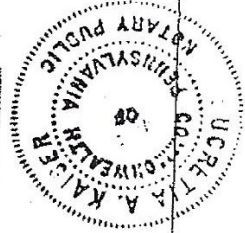
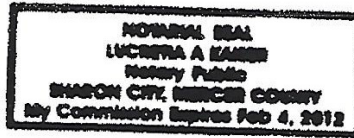
  
 Richard E. Hartung, SECRETARY  
 CHAPEL GROVE CORP, MEN. 369  
 (Corporate Seal)

By   
 Thomas M. Husack, President  
 S.R. Apartments, Inc., Member

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss.  
 COUNTY OF MERCER

Subscribed and sworn to before me this 8th day of April, 2010.

  
 NOTARY PUBLIC



STRANAMAN, STRANAMAN  
 & CLINE  
 ATTORNEYS AT LAW  
 101 SOUTH PITT STREET  
 P.O. BOX 208  
 MERCER, PA 16137

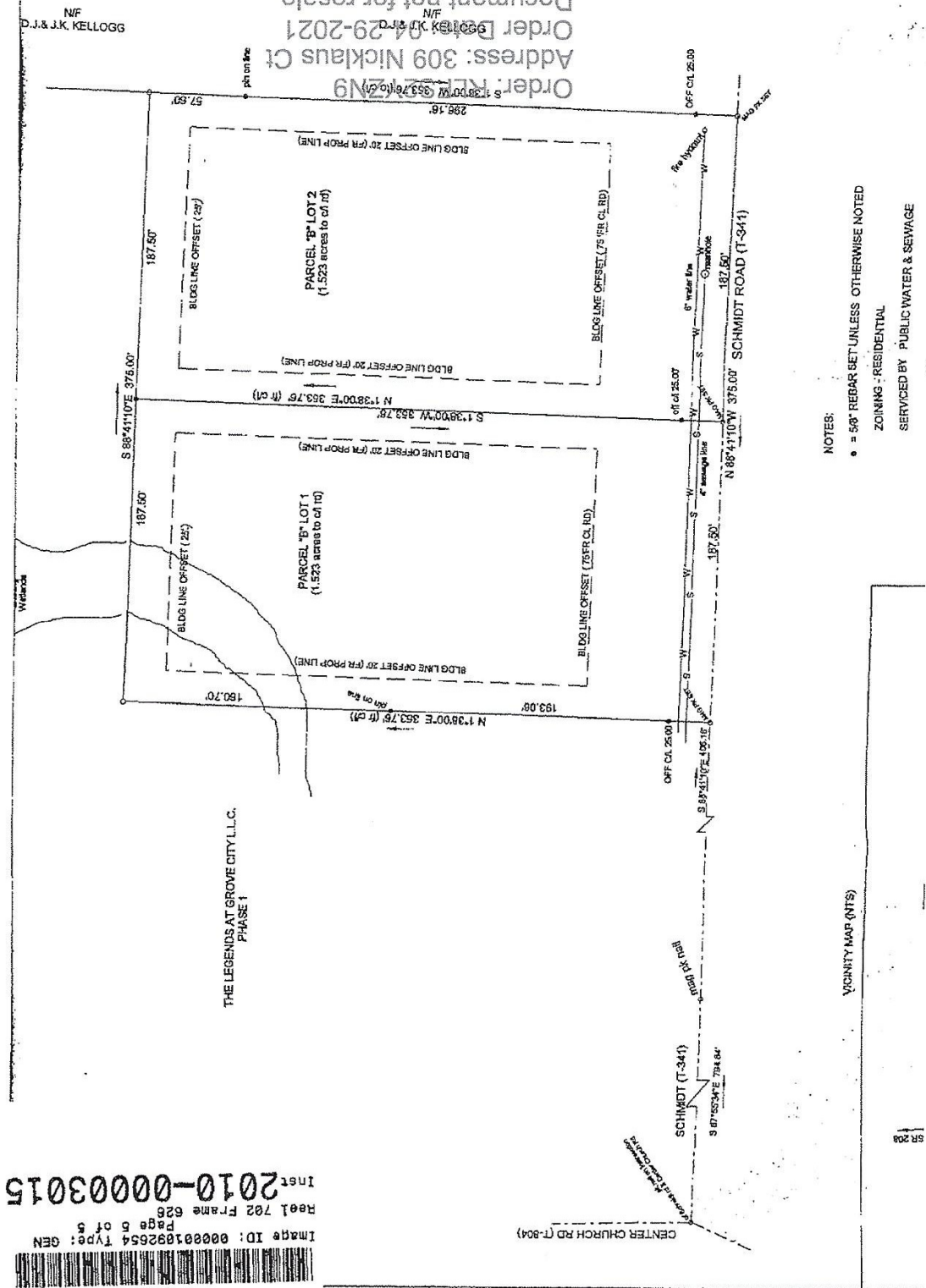
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 Order Date: 04-29-2010

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COMMONWEALTH OF PA	\$0.00
LIBERTY TWP	\$0.00
GROVE CITY SCHOOLS	\$0.00
PINE TWP	\$0.00
GROVE CITY SCHOOLS	\$0.00
By CATHY HERRIOTT Total:	\$0.00

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THE LEGENDS AT GROVE CITY, LLC.  
 PHASE 1



NOTES:  
 • = 50' REDAR SET UNLESS OTHERWISE NOTED  
 ZONING - RESIDENTIAL  
 SERVICED BY PUBLIC WATER & SEWAGE

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 Address: 309 Nicklaus Ct  
 Order Date: 04-29-2011  
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 Book 702, Page 622, File Number 2010-00003015