

Prepared By:  
The Law Offices Of Hal A. Barrow  
65 W. Street Road  
Warminster Corporate Center, Suite B102  
Warminster, PA 18974

RECORDED  
10/28/2013 12:00:09 PM  
RECORDER OF DEEDS  
LEHIGH COUNTY  
PENNSYLVANIA  
Inst Num: 2013040994

Return To:  
The Law Offices Of Hal A. Barrow  
65 W. Street Road  
Warminster Corporate Center, Suite B102  
Warminster, PA 18974

UPI# - Attached

**THE RIDINGS AT BROOKSIDE CONDOMINIUM ASSOCIATION  
CERTIFICATE OF AMENDMENT  
21ST AMENDMENT TO THE DECLARATION OF CONDOMINIUM**

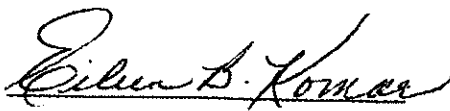
**WE HEREBY CERTIFY** that, pursuant to a vote of the Unit Owners of The Ridings at Brookside Condominium Association, conducted in accordance with the Bylaws of the Association and pursuant to Section 3219(f) of the Pennsylvania Uniform Planned Act, 68 Pa.C.S. § 3219(f), Article XVI, Section (e) the Declaration of Condominium was amended read follows:

Except as specifically permitted by this Declaration, no bird, reptile or animal of any kind shall be raised, bred or kept any Unit or anywhere else upon the Property. Only dogs and cats may be kept in any Unit or anywhere else on the Property, and provided that such animals do not constitute a danger or nuisance to the community. A maximum of two such animals (two dogs, two cats or one dog and one cat) may be kept in a Unit or anywhere else on the Property. The Board of Directors shall have the authority to adopt and enforce reasonable rules and regulations governing the keeping of authorized pets on the Property.

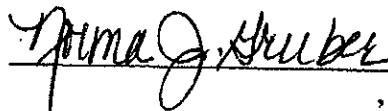
IN WITNESS WHEREOF, we have affixed our hands and seals this 19<sup>th</sup> day of August, 2013.

Attest:

THE RIDINGS AT BROOKSIDE  
CONDOMINIUM ASSOCIATION

  
\_\_\_\_\_  
Secretary  
Eileen B. Komar

By:

  
\_\_\_\_\_  
President  
Norma J. Gruber



## *The Ridings at Brookside Condominium Association*

### **TWENTY SECOND AMENDMENT TO THE DECLARATION**

**TWENTY SECOND AMENDMENT TO THE DECLARATION** of Condominium for the Ridings at Brookside, a Condominium (the "Declaration") being a residential condominium located in the Borough of Macungie, Lehigh County, Pennsylvania, and commonly known as "The Ridings at Brookside," is made and adopted the first day of December 2014.

**WHEREAS**, The Declaration was recorded, in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania on May 23, 1990 at Deed Book 622, Page 879 et seq., and thereafter nineteen Amendment to the Declaration were filed of record in the Office of Recorder of Deeds; and;

**THEREFORE**, the following additional amendments to the Declaration were proposed by the Board of Directors and adopted by the affirmation vote of at least Sixty-Seven Percent (67%) of the votes in the Association per Section XXVIII of the Declaration at any meeting of the Association duly held in accordance with the By-Laws:

#### **ARTICLE XIV. LEASE OF UNITS. SHALL BE AMENDED TO:**

*Any lease for a Unit shall be for a period of not less than **twelve (12) months**, shall be in writing and shall provide that it is subject to all provisions of this Declaration, the By-Laws of the Association and other documents referred to herein, and that any failure of the tenant to fully comply with the terms and conditions of such documents shall constitute a default under the lease.* In the event a tenant of a Unit fails to comply with the provisions of this Declaration, the By-Laws or Rules and Regulations, then, in addition to all other remedies which it may have, the Association shall notify the Unit Owner of such violation(s) and demand that the same be remedied through the Unit Owner's efforts within thirty (30) days after such notice. If such violation(s) is not remedied within said thirty (30) day period, then the Unit Owner shall immediately thereafter, at his own cost and expense, institute and diligently prosecute an eviction action against his tenant on account of such violation (s). Such action shall not be compromised or settled without the prior written consent of the Board. In the event the Unit Owner fails to fulfill the foregoing obligation, then the Board shall have the right, but not the duty, to institute and prosecute such action as attorney-in-fact for the Unit Owner and at the Unit Owner's sole cost and expense, including all legal fees incurred. Said cost and expense shall be deemed to constitute a lien on the particular Unit involved, and collection thereof may be enforced by the Board in the same manner as the Board is entitled to enforce collection of Common Expenses. By acceptance of a deed to any Unit, each and every Unit Owner does thereby automatically and irrevocably name, constitute, appoint and confirm the Board as his attorney-in-fact for the purposes described in this Article XIV. No Unit Owner except the Association may lease less than an entire Unit, anything contained herein to the contrary notwithstanding.

**WHEREAS**, A list of the parcel numbers of the Units subject to this Twenty-Second Amendment is attached hereto; and

**BE IT THEREFORE RESOLVED**, the Declaration is hereby amended through the adoption of this Twenty-Second Amendment to the Declaration, except as amended by this Twenty-Second Amendment, the balance of the Declaration and Twenty-One Amendments is hereby ratified and reaffirmed.