



0E4602

011 12

09-12-2992-330

TWELFTH AMENDMENT (CORRECTED) TO DECLARATION CREATING AND ESTABLISHING WESTWOOD VILLAGE CONDOMINIUM

THIS TWELFTH AMENDMENT (Corrected) made this 8th day of December, 2018, by the Council of Westwood Village Condominium (hereinafter "Declarant"):

WITNESSETH:

WHEREAS, on January 29, 1975, the condominium known as "Westwood Village Condominium" was created pursuant to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 (68 P.S. 5700.101 et seq.) by the filing and recordation of the following documents:

- 1. Declaration Creating and Establishing Westwood Village Condominium, dated January 29, 1975, and recorded on January 29, 1975, in the office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Misc. Book 213, page 283, and amended by a First Amendment to Declaration Creating and Establishing Westwood Condominium dated May 28, 1976; and recorded in the aforesaid office in Misc. Book 222, Page 729, as further amended by a Second Amendment to Declaration Creating and Establishing Westwood Village Condominium dated July 21, 1976, and recorded in the aforesaid office in Misc. Book 223, Page 343, and as further amended by a Third Amendment to Declaration Creating and Establishing Westwood Village Condominium dated June 9, 1978, and recorded in the aforesaid office in Misc. Book 236, Page 225, and as further amended by a Fourth Amendment to Declaration Creating and Establishing Westwood Village Condominium dated June 13, 1976, and recorded in the aforesaid office in Misc. Book 236, Page 250; and a certain Fifth Amendment to Declaration Creating and Establishing Westwood Village Condominium dated January 9, 1979, and recorded on January 23, 1979, in Misc. Book 240, Page 884; and a certain Sixth-Amendment to Declaration Creating and Establishing Westwood Village Condominium dated

March 1, 1979, and recorded on March 12, 1979, in Misc. Book 241, Page 836; and a certain Seventh Amendment to Declaration Creating and Establishing Westwood Village Condominium dated November 8, 1979, and recorded on November 27, 1979, in Misc. Book 249, Page 323 and a certain Eighth Amendment to Declaration Creating and Establishing Westwood Village Condominium dated September 27, 1982 and recorded on December 14, 1982 in Misc. Book 282, Page 323; a certain Ninth Amendment to Declaration Creating and Establishing Westwood Village Condominium dated November 20, 1986 and recorded on May 12, 1987, in Misc. Book 333 at page 769; a certain Tenth Amendment to Declaration Creating and Establishing Westwood Village Condominium dated January 27, 1987 and recorded on January 28, 1987 in Misc. Book 329 at page 561; a certain Eleventh Amendment to Declaration Creating and Establishing Westwood Village Condominium dated October 28, 1988 and recorded on November 22, 1988 in Misc. Book 357 at page 542; a certain Revised Eleventh Amendment to Declaration Creating and Establishing Westwood Village Condominium dated February 22, 1989 and recorded on March 7, 1989 in Misc. Book 361 at page 374; and a certain Twelfth Amendment to Declaration Creating and Establishing Westwood Village Condominium dated April 29, 2005 and recorded on June 2, 2005 in Misc. Book 718 at page 362 (hereinafter collectively referred to as the "Declaration").

2. Code of Regulations of Westwood Village Condominium 2 dated January 29, 1975, and recorded on January 29, 1975, in the office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Misc. Book 213, Page 328, as amended by a First Amendment to Code of Regulations of Westwood Village Condominium dated May 28, 1976, and recorded in the aforesaid office in Misc. Book 222, Page 737 (hereinafter collectively referred to as the "Code of Regulations").

3. Declaration Plan of Westwood Village Condominium dated January 29, 1975, and recorded on January 29, 1975, in the office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Plan Book 26, Page 15, as amended by a First Amendment to Declaration Plan of Westwood Village Condominium dated July 21, 1976, and recorded in the aforesaid office in Plan Book 28, Page 72, and amended by a certain Second Amendment to Declaration Plan of Westwood Village Condominium dated June 16, 1978, and recorded in the aforesaid office in Plan Book 33, Page 28, and amended by a certain Third Amendment to Declaration Plan of Westwood Village Condominium dated January 9, 1979, and recorded on January 23, 1979, in Plan Book 34, Page 100; and amended by a certain Fourth Amendment to Declaration Plan of Westwood Village Condominium dated March 1, 1979, and recorded on March 12, 1979, in Plan Book 35, Page 3; and amended by a certain Fifth Amendment to Declaration Plan of Westwood Village Condominium dated November 8, 1979, and recorded on November 27, 1979, in Plan Book 37, Page 7 and amended by a certain Sixth Amendment to Declaration Plan of Westwood Village Condominium dated January 26, 1987, and recorded on January 28, 1987, in Plan Book 52, Page 41; and amended by a certain Seventh Amendment to Declaration Plan of Westwood Village Condominium dated October 21, 1988 and recorded October 28, 1988, in Plan Book 56, Page 98; and amended by a certain Corrected Seventh Amendment to Declaration Plan of Westwood Village dated October 21, 1988 and recorded November 22, 1988, in Plan Book 56, Page 126 (hereinafter collectively referred to as the "Declaration Plan").

The Declaration, Code of Regulations and Declaration Plan are hereinafter referred to as the "Condominium Documents."

WHEREAS, the Council of Westwood Village and the Shareholders met at a meeting scheduled pursuant to the requirements set forth in the Condominium documents on

October 20, 2004, to consider correcting apparent errors in the Common Interest Schedule for 21 units in the Westwood Village Condominium;

WHEREAS, it appeared that the said 21 units had been listed on the prior Common Interest Schedule with inaccurate square footage and in the interest of fairness and equity, the Common Interest Schedule needed to be amended;

WHEREAS, at the October 20, 2004 meeting, discussion was held and a vote conducted resulting in an overwhelming majority in favor of amendment;

NOW THEREFORE, pursuant to § 25 of the Code of Regulations Creating and Establishing Westwood Village Condominium, and intending to be legally bound thereby, the Declaration is hereby amended as follows:

Section 1. From and after the date of recordation of this Twelfth Amendment, the proportionate undivided common interest in the common elements assigned to each of the units in the Condominium shall be as set forth in Exhibit "A" attached hereto and made a part hereof;

Section 2. The vote approving this Amendment was as stated in the Acknowledgment of Council which is attached hereto as Exhibit "B";

Section 3. This Amendment shall become effective on the date it is recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania;

Section 4. All terms and provisions of the Declaration, the Code of Regulations and the Declaration Plan not hereby expressly amended, shall continue in full force and effect; and

Section 5. The Twelfth Amendment filed on June 2, 2005, having been filed without the attachment of Exhibit A is hereby corrected to include said Exhibit.

IN WITNESS WHEREOF, the Declarant has executed this Amendment (corrected) the day and year the day and year first above written.

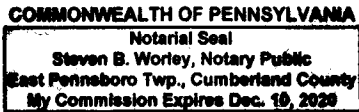
COUNCIL OF WESTWOOD VILLAGE

Bernadene B. Miller  
President

Sworn to and subscribed,  
before me, a Notary Public,  
on this 8 day of December, 2018

  
Notary Public

My Commission Expires: 12-10-2026



# EXHIBIT A

## WESTWOOD VILLAGE COMMON INTEREST SCHEDULE (Revised January 1, 2005)

ADDRESS	SQ. FEET	100%	COMMON INTEREST
101 MC	1540	209,425	0.735
103 MC	1184	209,425	0.565
105 MC	1020	209,425	0.487
107 MC	1184	209,425	0.565
109 MC	1540	209,425	0.735
110 BD	1540	209,425	0.735
111 CW	1540	209,425	0.735
112 BD	1184	209,425	0.565
114 BD	1020	209,425	0.487
115 CW101	1139	209,425	0.544
115 CW102	1139	209,425	0.544
115 CW103	1139	209,425	0.544
115 CW104	924	209,425	0.441
115 CW201	1139	209,425	0.544
115 CW202	1139	209,425	0.544
115 CW203	1139	209,425	0.544
115 CW204	924	209,425	0.441
115 CW301	1139	209,425	0.544
115 CW302	1139	209,425	0.544
115 CW303	1139	209,425	0.544
115 CW304	924	209,425	0.441
116 BD	1184	209,425	0.565
118 BD	1540	209,425	0.735
119 CW	1540	209,425	0.735
121 BD	980	209,425	0.468
123 BD	1490	209,425	0.711
125 BD	980	209,425	0.468
127 BD	980	209,425	0.468
129 BD	1490	209,425	0.711
131 BD	980	209,425	0.468
201 LOU	1020	209,425	0.487
203 LOU	1184	209,425	0.565
205 LOU	1020	209,425	0.487
207 LOU	1184	209,425	0.565
209 LOU	1020	209,425	0.487
210 BD	980	209,425	0.468

212 BD	1490	209,425	0.711
214 BD	980	209,425	0.468
220 BD	1090	209,425	0.520
221 BD	1090	209,425	0.520
221 LC	980	209,425	0.468
222 BD	1340	209,425	0.640
223 BD	1340	209,425	0.640
223 LC	1490	209,425	0.711
224 BD	1090	209,425	0.520
225 BD	1090	209,425	0.520
225 LC	980	209,425	0.468
226 BD	1340	209,425	0.640
227 BD	1340	209,425	0.640
228 BD	1340	209,425	0.640
229 BD	1090	209,425	0.520
230 BD	1090	209,425	0.520
232 BD	1340	209,425	0.640
234 BD	1090	209,425	0.520
771 LL	1100	209,425	0.525
773 LL	1100	209,425	0.525
775 LL	1100	209,425	0.525
777 LL	1100	209,425	0.525
779 LL	1100	209,425	0.525
781 LL	1100	209,425	0.525
783 LL	1100	209,425	0.525
785 LL	1100	209,425	0.525
787 LL	1100	209,425	0.525
789 LL	980	209,425	0.468
791 LL	1490	209,425	0.711
793 LL	980	209,425	0.468
795 LL	980	209,425	0.468
797 LL	1490	209,425	0.711
799 LL	980	209,425	0.468
801 BD	1540	209,425	0.735
803 BD	1423	209,425	0.679
805 BD	1423	209,425	0.679
805 LC	1090	209,425	0.520
806 CW	1540	209,425	0.735
807 BD	1423	209,425	0.679
807 LC	1340	209,425	0.640

809 LC	1090	209,425	0.520
810 CW101	1139	209,425	0.544
810 CW102	1139	209,425	0.544
810 CW103	1139	209,425	0.544
810 CW104	924	209,425	0.441
810 CW201	1139	209,425	0.544
810 CW202	1139	209,425	0.544
810 CW203	1139	209,425	0.544
810 CW204	924	209,425	0.441
810 CW301	1139	209,425	0.544
810 CW302	1139	209,425	0.544
810 CW303	1139	209,425	0.544
810 CW304	924	209,425	0.441
811 BD101	1139	209,425	0.544
811 BD102	1139	209,425	0.544
811 BD103	1139	209,425	0.544
811 BD104	924	209,425	0.441
811 BD201	1139	209,425	0.544
811 BD202	1139	209,425	0.544
811 BD203	1139	209,425	0.544
811 BD204	924	209,425	0.441
811 BD301	1139	209,425	0.544
811 BD302	1139	209,425	0.544
811 BD303	1139	209,425	0.544
811 BD304	924	209,425	0.441
811 LC	1340	209,425	0.640
813 LC	1340	209,425	0.640
814 CW	980	209,425	0.468
815 LC	1090	209,425	0.520
816 CW	1490	209,425	0.711
817 LC	1340	209,425	0.640
818 CW	980	209,425	0.468
819 BD	1090	209,425	0.520
820 CW	980	209,425	0.468
820 LL	980	209,425	0.468
821 BD	980	209,425	0.468
821 LL	980	209,425	0.468
822 CW	1490	209,425	0.711
822 LL	1490	209,425	0.711
823 BD	1490	209,425	0.711



823 LL	1490	209,425	0.711
824 CW	980	209,425	0.468
824 LL	980	209,425	0.468
825 BD	1090	209,425	0.520
825 LL	980	209,425	0.468
826 LL	980	209,425	0.468
828 LL	1490	209,425	0.711
830 LL	980	209,425	0.468
831 CW	1100	209,425	0.525
832 LL	980	209,425	0.468
833 CW	1100	209,425	0.525
834 LL	1490	209,425	0.711
835 CW	1100	209,425	0.525
836 LL	980	209,425	0.468
837 CW	980	209,425	0.468
839 CW	1490	209,425	0.711
839 MC	1540	209,425	0.735
840 MC	1100	209,425	0.525
841 CW	980	209,425	0.468
841 LOU	980	209,425	0.468
842 BD	980	209,425	0.468
842 MC	1100	209,425	0.525
843 BD	1090	209,425	0.520
843 LOU	1490	209,425	0.711
843 MC101	924	209,425	0.441
843 MC102	1139	209,425	0.544
843 MC103	1139	209,425	0.544
843MC104	1139	209,425	0.544
843 MC201	924	209,425	0.441
843 MC202	1139	209,425	0.544
843 MC203	1139	209,425	0.544
843 MC204	1139	209,425	0.544
843 MC301	924	209,425	0.441
843 MC302	1139	209,425	0.544
843 MC303	1139	209,425	0.544
843 MC304	1139	209,425	0.544
844 BD	1490	209,425	0.711
844 MC	1100	209,425	0.525
845 BD	1340	209,425	0.640
845 LOU	980	209,425	0.468

846 BD	980	209,425	0.468
846 MC	1100	209,425	0.525
847 BD	1090	209,425	0.520
847 LOU	980	209,425	0.468
847 MC	980	209,425	0.468
847 MICH	980	209,425	0.468
848 BD	980	209,425	0.468
848 LOU	980	209,425	0.468
848 MC	1100	209,425	0.525
849 BD	1340	209,425	0.640
849 LOU	1490	209,425	0.711
849 MC	1490	209,425	0.711
849 MICH	1490	209,425	0.711
850 BD	1490	209,425	0.711
850 LOU	1490	209,425	0.711
850 MC	1100	209,425	0.525
851 BD	1090	209,425	0.520
851 LOU	980	209,425	0.468
851 MC	980	209,425	0.468
851 MICH	980	209,425	0.468
852 BD	980	209,425	0.468
852 LOU	980	209,425	0.468
852 MC	1100	209,425	0.525
854 MC	1100	209,425	0.525
856 MC	1100	209,425	0.525
Totals	209,425		100.00

ACKNOWLEDGMENT OF COUNCIL

The Twelfth Amendment to the Declaration Creating and Establishing Westwood Village Condominium was approved on October 20, 2004, in accordance with Section 25 of the Declaration by a vote of shareholders pursuant to the procedures established by the Code of Regulations. The vote was as follows:

VOTING YES: 42,865      VOTING NO: 2,486

PRESIDENT: Judy Hailey  
Judy Hailey

VICE PRESIDENT: Cheryl Baker  
Cheryl Baker

SECRETARY: Bernadene Miller  
Bernadene Miller

TREASURER: Anne Spence  
Anne Spence

MEMBER AT LARGE: Wallis Wirth  
Wallis Wirth

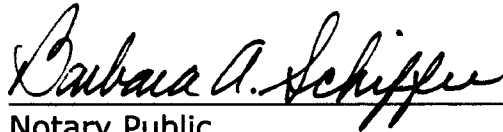
**COMMONWEALTH OF PENNSYLVANIA:**

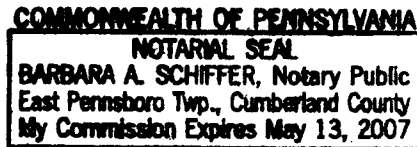
**COUNTY OF CUMBERLAND**

: **S.S.**  
:

On this, the 16th day of MARCH, 2005, before me, a Notary Public, the undersigned officer, personally appeared Judy Hailey, Cheryl Baker, Bernadene Miller, Anne Spence and Wallis Wirth, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

  
Notary Public



Notary Public  
In Cumberland County, PA



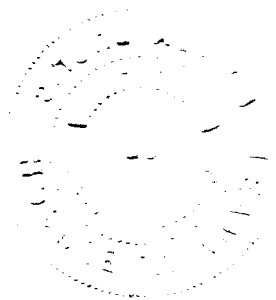
Barbara A. Schiffer

COMMONWEALTH OF PENNSYLVANIA:

: S.S.

COUNTY OF ~~KENNESAW~~ <sup>DAUPHIN</sup> :

On this, the 12<sup>th</sup> day of March, 2019, before me, a Notary Public, the undersigned officer, personally appeared Bernadine Miller, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.



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

*Bernadine Miller* *Leann M. Bensch*  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
LEANN M BENSCH - Notary Public  
Dauphin County  
My Commission Expires Oct 24, 2022  
Commission Number 1010357