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ROBERT P. ZIEGLER  
RECORDER OF DEEDS  
CUMBERLAND COUNTY - PA

2005 JUN 2 AM 11 45

SECOND AMENDMENT TO CODE OF REGULATIONS OF  
WESTWOOD VILLAGE CONDOMINIUM

THIS SECOND AMENDMENT made this 29<sup>th</sup> day of April, 2005, 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; and 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; (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, on October 20, 2004, the Council of Westwood Village and the shareholders met at a meeting scheduled pursuant to the requirements set forth in the Condominium Documents, to consider revising the Code of Regulations of the Westwood Village Condominium to eliminate the need for a full annual audit of the Condominium books and accounts;

WHEREAS, the expense necessary to complete a full audit of the books and accounts of the Condominium by a certified public accountant has been steadily growing since the formation of Westwood Village Condominium and the rising costs must be borne by the shareholders;

WHEREAS, the Council has always kept detailed financial records documenting the Condominium's financial affairs and had an annual tax return prepared by a certified public accountant;

WHEREAS, a proposal for amendment of the Code of Regulations was made by Council pursuant to Article XIII of the Code 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 Article XIII of the Code of Regulations, and intending to be legally bound thereby, the Code of Regulations is hereby amended as follows:

Section 1. From and after the date of recordation of this Second Amendment, Article VII, Section 1(L) of the Code of Regulations, is deleted;

Section 2. Article VII, Section 1(L), is hereby replaced with the following:

Financial reporting and recordkeeping.

- (1) To cause a tax return and inspection of the books and accounts of the Council to be made by a competent Certified Public Accountant at the end of each fiscal year, and at such other time or times as may be deemed necessary. The Council shall also prepare at the end of each fiscal year and furnish to all unit owners a report of the business and affairs of the Council showing its transactions and reflecting fully and accurately its financial condition. Upon a showing of a compelling need, a complete audit of the books and accounts of the Council may be obtained.

Section 3. The vote approving this Amendment was as stated in the Acknowledgment of Council which is attached hereto as Exhibit "A".

Section 4. This Amendment shall become effective on the date it is recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania.

Section 5. 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.

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

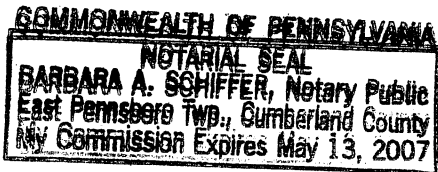
COUNCIL OF WESTWOOD VILLAGE

*Judith L. Howley*  
President

Sworn to and subscribed,  
before me, a Notary Public,  
on this 16 day of MARCH, 2005

*Barbara A. Schiffer*  
Notary Public

My Commission Expires: 5/13/07



ACKNOWLEDGMENT OF COUNCIL

The Second Amendment to the Code of Regulations of Westwood Village Condominium was approved on October 20, 2004, in accordance with Article XIII of the Code by a vote of shareholders pursuant to the procedures established by the Code. The vote was as follows:

VOTING YES: 36,303

VOTING NO: 9,048

PRESIDENT: Judy Hailey  
Judy Hailey

VICE PRESIDENT: Cheryl Baker  
Cheryl Baker

SECRETARY: Bernadene Miller  
Bernadene Miller

TREASURER: Anne Spence  
Anne Spence

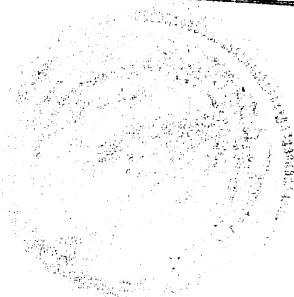
MEMBER AT LARGE: Wallis Wirth  
Wallis Wirth

Sworn to and subscribed,  
before me, a Notary Public,  
on this 16 day of MARCH, 2005

Barbara A. Schiffer  
Notary Public

My Commission Expires: 5/13/07

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
BARBARA A. SCHIFFER, Notary Public  
East Pennsboro Twp., Cumberland County  
My Commission Expires May 13, 2007



**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.

*Barbara A. Schiffer*  
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Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
BARBARA A. SCHIFFER, Notary Public  
East Pennsboro Twp., Cumberland County  
My Commission Expires May 13, 2007

I Certify this to be recorded  
in Cumberland County PA

*George J. [Signature]*  
  
Recorder of Deeds