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**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
OF THE RESERVE AT HERSHEY MEADOWS,  
A CONDOMINIUM  
BEING LOTS K, M AND O OF PHASE 6 OF  
THE MEADOWS OF HANOVER, A PLANNED COMMUNITY  
AND ANNEXATION OF LOTS D, E AND Q OF PHASE 6**

**THIS SECOND AMENDMENT TO THE DECLARATION** of Condominium for The Reserve at Hershey Meadows, a Condominium, being Lots K, M and Q of Phase 6 of the Meadows of Hanover, a Planned Community (hereinafter the "Declaration"), located in South Hanover Township, Dauphin county, Pennsylvania, and commonly known and referred to as "The Reserve at Hershey Meadows," is made and adopted this 26 day of August, 2004 by the Terraces at Hanover Limited Partnership (hereinafter the "Declarant") and by the Reserve at Hershey Meadows Condominium Association through its Executive Board.

**WITNESSETH:**

**WHEREAS**, Lots K, M and Q are being developed as a single family condominium community, and it will be constructed on that certain real property depicted in the Declaration Plat for The Reserve at Hershey Meadows, a condominium, prepared for the Declarant, by Herbert, Rowland & Grubic, Inc., and dated April 15, 2004, which appears as Exhibit "A" to that certain Declaration of Condominium of The Reserve at Hershey Meadows, a Condominium dated April 30, 2004, and recorded in the office of the Recorder of Deeds of Dauphin County, Pennsylvania on April 30, 2004, and recorded in Book 5505 page 307, *et seq.*, as amended by the First Amendment to the Declaration of Condominium of the Reserve at Hershey Meadows, a Condominium, dated August 10<sup>th</sup> 2004, and recorded with the Office of the Recorder of Deeds of Dauphin County, Pennsylvania (the "Declaration"); and

**WHEREAS**, the Declarant desires by this Second Amendment to submit Lots D, E and Q, which are a part of the Convertible Real Estate to the terms of the Declaration, as amended, and to the Pennsylvania Uniform Condominium Act; and

**WHEREAS**, The Executive Board possesses the power under Section 3319(f) of the Act and Article XXIX Section 2 of the Declaration, to adopt amendments to the Declaration; and

**WHEREAS**, the Declarant possesses the power under Article XXXI of the Declaration and under the Act to subject Lots D, E and Q, as part of the Convertible Real Estate, to this Declaration and to the Act;

**NOW THEREFORE**, The Declaration is hereby amended through the adoption of this Second Amendment to the Declaration as follows:

1. The Declarant hereby submits the real estate known as Lots D, E and Q on the Declaration Plat for The Reserve at Hershey Meadows, a Condominium, prepared by Herbert, Rowland and Grubic, Inc. dated April 13, 2004, a true and correct copy of which is attached hereto as Exhibit "A" as more fully described in Exhibit "A-1" attached hereto (hereinafter "Lots D, E and Q") to the covenants, restrictions and easements set forth in this Declaration, and to the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A., Subsection 3101 *et seq.*, and any amendments now or hereafter adopted thereto (herein the "Act"). By the recording of this Second Amendment to the Declaration the Declarant also ratifies the submission of Lot O to the Master

Declaration of Covenants, Easements and Restrictions of the Meadows of Hanover, A Flexible Planned Community recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania on October 13, 2003, at Book 5202, Page 425 et seq., as amended, and to the Meadows of Hanover Master Association, Inc. Master Bylaws as now or hereafter amended or supplemented. All those who become an owner of a Unit now or hereafter erected on Lots D, E and Q, by their acceptance of the deed to the Unit, shall be deemed to have irrevocably ratified and reaffirmed the submission of Lots D, E and Q to the covenants, restrictions and easements set forth in the Declaration, the Bylaws, the Rules and Regulations, the Act and the Master Governing Documents, without regard for whether the deed contains any reference to this Declaration, the Bylaws, the Rules and Regulations, the Act or the Master Governing Documents.


2. Exhibit E of the Declaration, is hereby amended to reflect the submission of Lots D, E and Q to the Declaration and the Act, as attached hereto as Exhibit E.
3. Except as stated in this Second Amendment to the Declaration, the Declaration, as amended is hereby ratified and reaffirmed. This Second Amendment to the Declaration shall be recorded in the Office of the Recorder of Deeds of Dauphin County promptly upon full execution hereof, and upon the recording hereof, the Declaration, as amended by this Second Amendment shall be effective for all purposes of the Association.


IN WITNESS WHEREOF, the Declarant has executed and caused this Second Amendment to the Declaration of Condominium of The Reserve at Hershey Meadows, a Condominium to be recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania.

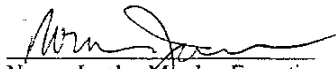
TERRACES AT HANOVER  
LIMITED PARTNERSHIP

  
Marc DeSouza, General Partner

TERRACES AT HANOVER  
CONDOMINIUM ASSOCIATION

  
Marc DeSouza, Member Executive Board

  
Bernard B. Brown, Member Executive Board

  
Norma Jacobs, Member Executive Board

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RECORDERS OFFICE  
COUNTY OF DAUPHIN  
PENNSYLVANIA

**ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF *Montgomery* :

On this 26<sup>th</sup> day of August, 2004, before me, the undersigned officer, personally appeared Marc DeSouza, the General Partner of the Terraces at Hanover Limited Partnership, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Second Amendment to the Declaration of Condominium of The Reserve at Hershey Meadows, a Condominium and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal.

*Jean Gunther*  
\_\_\_\_\_  
NOTARY PUBLIC

Notarial Seal  
Jean Gunther, Notary Public  
Lower Merion Twp., Montgomery County  
My Commission Expires Dec. 18, 2004  
Member, Pennsylvania Association of Notaries

**ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF *Montgomery* :

On this 26<sup>th</sup> day of August, 2004, before me, the undersigned officer, personally appeared Marc DeSouza, a Member of the Executive Board of the Terraces at Hanover Condominium Association, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Second Amendment to the Declaration of Condominium of The Reserve at Hershey Meadows, a Condominium and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal.

*Jean Gunther*  
\_\_\_\_\_  
NOTARY PUBLIC

Notarial Seal  
Jean Gunther, Notary Public  
Lower Merion Twp., Montgomery County  
My Commission Expires Dec. 18, 2004  
Member, Pennsylvania Association of Notaries

**ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF *Montgomery* :

On this 26<sup>th</sup> day of August, 2004, before me, the undersigned officer, personally appeared Bernard B. Brown, a Member of the Executive Board of the Terraces at Hanover Condominium Association, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Second Amendment to the Declaration of Condominium of The Reserve at Hershey Meadows, a Condominium and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal.

*Jean Gunther*  
NOTARY PUBLIC

Notarial Seal  
Jean Gunther, Notary Public  
Lower Merion Twp., Montgomery County  
My Commission Expires Dec. 18, 2004  
Member, Pennsylvania Association of Notaries

**ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF *Montgomery* :

On this 26<sup>th</sup> day of August, 2004, before me, the undersigned officer, personally appeared Norma Jacobs, a Member of the Executive Board of the Terraces at Hanover Condominium Association, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Second Amendment to the Declaration of Condominium of The Reserve at Hershey Meadows, a Condominium and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal.

I hereby CERTIFY that this document is recorded in the Recorder's Office of Dauphin County, Pennsylvania.



*J. M. Zugaz*  
James M. Zugaz Esq.  
Recorder of Deeds

*Jean Gunther*  
NOTARY PUBLIC

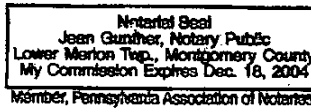


EXHIBIT "E"

The Reserve at Hershey Meadows Condominium Association  
Percentage of Interest Ownership

UNIT	% OF OWNERSHIP
35	1.85185
36	1.85185
37	1.85185
38	1.85185
39	1.85185
40	1.85185
41	1.85185
42	1.85185
43	1.85185
44	1.85185
45	1.85185
46	1.85185
47	1.85185
48	1.85185
49	1.85185
50	1.85185
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144	1.85185
145	1.85185
146	1.85185
147	1.85185
148	1.85185
161	1.85185
162	1.85185
163	1.85185
164	1.85185
165	1.85185
166	1.85185
167	1.85185
168	1.85185

**SUGGESTED LEGAL DESCRIPTION  
FOR  
THE RESERVE AT HERSHEY MEADOWS  
LOT E  
LANDS ALONG CARDINAL LANE**

All that certain tract of land situate in South Hanover Township, Dauphin County, Pennsylvania, located on the south side of Cardinal Lane, said tract being Lot E as shown on the "Declaration Plat For The Reserve At Hershey Meadows, A Condominium" prepared by Herbert, Rowland and Grubic, Inc. dated August 16, 2004, more fully bounded and described as follows:

BEGINNING at the southeastern corner of Lot E and the northern dedicated right-of-way line of Hanshue Road; thence along the northern dedicated right-of-way line of Hanshue Road; by a curve to right having a radius of 320.00 feet and an arc length of 150.79 feet, the chord of said curve bearing South 76 degrees 59 minutes 18 seconds West 149.40 feet; thence along the same North 89 degrees 30 minutes 45 seconds West 94.18 feet to the eastern line of Lot D; thence along the eastern line of Lot D as shown on the aforementioned plan North 00 degrees 29 minutes 15 seconds East 134.33 feet to Cardinal Lane; thence along Cardinal Lane the following four (4) courses and distances, (1) South 89 degrees 30 minutes 45 seconds East 15.92 feet, (2) by a curve to left having a radius of 515.67 feet and an arc length of 149.36 feet, the chord of said curve bearing North 82 degrees 11 minutes 23 seconds East 148.84 feet, (3) North 73 degrees 53 minutes 32 seconds East 13.51 feet, (4) by a curve to right having a radius of 23.33 feet and an arc length of 36.65 feet, the chord of said curve bearing South 61 degrees 06 minutes 28 seconds East 32.99 feet, to Sparrow Road; thence along Sparrow Road the following three (3) courses and distances, (1) South 16 degrees 06 minutes 28 seconds East 66.13 feet, (2) by a curve to left having a radius of 165.67 feet and an arc length of 33.78 feet, the chord of said curve bearing South 21 degrees 56 minutes 58 seconds East 33.72 feet, (3) by a curve to right having a radius of 23.33 feet and an arc length of 15.03 feet, the chord of said curve bearing South 09 degrees 20 minutes 19 seconds East 14.77 feet to the northern dedicated right-of-way line of Hanshue Road, being the place of BEGINNING

Containing 0.7112 acres.

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**SUGGESTED LEGAL DESCRIPTION  
FOR  
THE RESERVE AT HERSHEY MEADOWS  
LOT Q  
LANDS ALONG SPARROW ROAD**

All that certain tract of land situate in South Hanover Township, Dauphin County, Pennsylvania, located on the east side of Sparrow Road, said tract being Lot Q as shown on the "Declaration Plat For The Reserve At Hershey Meadows, A Condominium" prepared by Herbert, Rowland and Grubic, Inc. dated August 16, 2004, more fully bounded and described as follows:

*BEGINNING* at the southeastern corner of Lot Q and lands now or formerly of Meadows of Hanover Development, Inc. and the northern dedicated right-of-way line of Hanshue Road; thence along the northern dedicated right-of-way line of Hanshue Road; by a curve to left having a radius of 1462.40 feet and an arc length of 35.93 feet, the chord of said curve bearing South 58 degrees 30 minutes 34 seconds West 35.93 feet; thence along the same South 57 degrees 48 minutes 20 seconds West 124.24 feet to Sparrow Road; thence along Sparrow Road the following three (3) courses and distances, (1) by a curve to right having a radius of 23.33 feet and an arc length of 16.18 feet, the chord of said curve bearing North 46 degrees 33 minutes 03 seconds West 15.86 feet, (2) by a curve to right having a radius of 134.33 feet and an arc length of 24.80 feet, the chord of said curve bearing North 21 degrees 23 minutes 46 seconds West 24.76 feet, (3) North 16 degrees 06 minutes 28 seconds West 205.06 to the southern line of Lot O; thence along the southern line of Lot O as shown on the aforementioned plan North 73 degrees 53 minutes 32 seconds East 164.33 feet to the southeastern corner of Lot O and lands now or formerly of Meadows of Hanover Development, Inc.; thence South 16 degrees 06 minutes 28 seconds East 199.43 feet, being the place of *BEGINNING*.

Containing 0.8377 acres.

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**SUGGESTED LEGAL DESCRIPTION  
FOR  
THE RESERVE AT HERSHEY MEADOWS  
LOT D  
LANDS ALONG CARDINAL LANE**

All that certain tract of land situate in South Hanover Township, Dauphin County, Pennsylvania, located on the south side of Cardinal Lane, said tract being Lot D as shown on the "Declaration Plat For The Reserve At Hershey Meadows, A Condominium" prepared by Herbert, Rowland and Grubic, Inc. dated August 16, 2004, more fully bounded and described as follows:

BEGINNING at the southeastern corner of Lot D and the northern dedicated right-of-way line of Hanshue Road; thence along the northern dedicated right-of-way line of Hanshue Road; North 89 degrees 30 minutes 45 seconds West 249.31 feet to the eastern legal right-of-way line of Hershey Road (S.R.0039); thence along the eastern legal right-of-way line of Hershey Road North 21 degrees 37 minutes 55 seconds West 59.10 feet, to the eastern line of lands shown as Convertible Real Estate on the aforementioned plan, thence along said line North 16 degrees 53 minutes 33 seconds East 93.62 feet; thence North 29 degrees 48 minutes 01 seconds East 15.73 feet; thence by a curve to right having a radius of 3.33 feet and an arc length of 5.15 feet, the chord of said curve bearing North 74 degrees 08 minutes 46 seconds East 4.66 feet, to Cardinal Lane; thence along Cardinal Lane the following two (2) courses and distances, (1) by a curve to left having a radius of 215.67 feet and an arc length of 105.41 feet, the chord of said curve bearing South 75 degrees 30 minutes 37 seconds East 104.37 feet, (2) South 89 degrees 30 minutes 45 seconds East 131.69 feet, to the western line of Lot E; thence along the western line of Lot E South 00 degrees 29 minutes 15 seconds West 134.33 feet to dedicated right-of-way line of Hanshue Road, being the place of BEGINNING

Containing 0.8271 acres.

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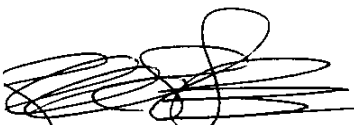
L50	56.75'	S 22°06'28" E
L51	126.30'	N 73°53'32" E
L52	158.92'	S 89°08'19" E
L53	812.09'	S 16°06'28" E
L54	37.41'	S 30°14'07" E

**ROAD CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	PC	PT
C45	49.92'	150.00'	19°04'05"	S 38°38'31" E	49.69'	0+78.78	1+28.70
C46	210.85'	200.00'	60°24'16"	S 59°18'37" E	201.22'	2+96.38	5+07.23
C47	144.82'	500.00'	16°35'44"	N 82°11'23" E	144.32'	6+54.84	7+99.66
C48	158.87'	200.00'	45°30'48"	S 44°51'52" E	154.73'	0+39.50	1+98.37
C49	219.91'	150.00'	84°00'00"	S 64°06'28" E	200.74'	2+55.12	4+75.04
C50	191.19'	150.00'	73°01'50"	S 52°37'24" E	178.51'	1+58.92	3+50.11
C51	36.99'	150.00'	14°07'39"	S 23°10'18" E	36.89'	11+62.21	11+99.19

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FOR MAP  
 SEE FILM CARD  
 RECORD BOOK 5669 PAGE 491



8/19/04

REGISTERED PROFESSIONAL ENGINEER

JAMES S. SNYDER, PE

I, THE UNDERSIGNED, A PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLANS FULLY AND ACCURATELY (1) SHOWS THE PROPERTY, THE LOCATION OF BUILDINGS "D", "E", AND "Q" THEREON. (2) SHOWS THE LAYOUT FOR THE TEN UNITS SITUATED WITHIN BUILDING "D", THE EIGHT UNITS WITHIN BUILDING "E", AND THE EIGHT UNITS WITHIN BUILDING "Q", INCLUDING UNIT BOUNDARIES AND LIMITED COMMON ELEMENTS. (3) SETS FORTH THE NAME OF EACH UNIT. THE PROPERTY WILL BE KNOWN AND THE UNIT DESIGNATION FOR EACH UNIT SHOWN. THE PLANS CONTAIN ALL INFORMATION REQUIRED UNDER SECTION 3210 (SECTION 7 (b) CONTENTS OF PLAT) OF THE PENNSYLVANIA CONDOMINIUM ACT, 68PA.C.S.A.3210.

	PROJ. MGR. JSS DESIGN CADD MK CHECKED JSS SCALE 1 = 50' DATE 08/16/04	SHEET NO. <h1 align="center">1</h1> DRAWING NO. <h1 align="center">1 OF 2</h1> PROJECT 175.009
DIVISION DATE BY		

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Dwg. Name: Y:\01\0175\0175009\009\Cadd Drawing Files\Phase4\48\175009condP448\_DEQ\_2.dwg [Copyright 2004 HRC Inc.] AUG 19, 2004 TIME: 11:18 AM MKOGLER

FOR MAP  
SEE FILM CARD  
RECORD BOOK 5669 PAGE 492

REVISION	DATE	BY

PROJ. MGR.	JSS
DESIGN	—
CADD	MK
CHECKED	JSS
SCALE	1/8" = 1'
DATE	08/16/04

SHEET NO.
<b>2</b>
DRAWING NO.
<b>2</b> OF <b>2</b>
PROJECT 0175.009

BK 5669 PG 492