

**THIRD AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND
COVENANTS OF THE OAKS OF NORTH LONDONDERRY TOWNSHIP
HOMEOWNERS ASSOCIATION**

THIS THIRD AMENDMENT to Declaration of Restrictions and Covenants, made this 25th day of May, 2005 is adopted by The Oaks of North Londonderry Township Homeowners Association (hereinafter the "Association").

RECITALS:

- A. On December 21, 1995 Declarant Dennis Hess filed a Declaration of Restrictions and Covenants in Record Book 180, Page 943 for Phase Three, in the Lebanon County Recorder of Deeds Office.
- B. The said Declaration of Restrictions and Covenants applied to a residential development known as The Oaks - Phase Three, North Londonderry Township, Lebanon County, Pennsylvania, which plan was recorded in Plan Book 43, Page 127.
- C. The Oaks of North Londonderry Township Homeowners Association, a non-profit corporation, was incorporated on January 31, 1996.
- D. The property which is the subject of the Preliminary Subdivision and Land Development Plans for The Oaks-Phase Four, North Londonderry Township, Lebanon County, Pennsylvania, is described in Record Book 318, Page 1073, in the Lebanon County Recorder of Deeds Office.
- E. The Preliminary Subdivision and Land Development Plans for The Oaks - Phase Four were approved by the Lebanon County Planning Department and by the North Londonderry Township Board of Supervisors on July 15, 1996.
- F. On December 2, 1996, Declarant Dennis Hess filed a Final Subdivision and Land Development Plan for The Oaks - Phase 4A in Plan Book 45, Page 15.
- G. On December 2, 1996, Declarant Dennis Hess filed an Amendment to Declaration of Restrictions and Covenants in Record Book 189, Page 395, in Lebanon County Recorder of Deeds Office making said Restrictions and Covenants applicable as to Phase Four - A, B, C and D, with certain amendments.
- H. Upon sale of all of the Lots, Class B membership ceased to exist and management responsibility passed from Declarant Dennis Hess to Class A members who comprise The Oaks of North Londonderry Township Homeowners Association.
- I. In May of 2005 67% of the Class A Lot Owners signed an instrument consenting to the adoption of the amendments set forth in this Third Amendment to the Declaration as required by the Planned Communities Act cited as 68 Pa.C.S. 5219
- J. The Oaks of North Londonderry Township Homeowners Association desire to amend the said Declaration of Restrictions and Covenants, as amended, and apply these changes to Phase Three and to Phase Four - A, B, C and D.

NOW, THEREFORE, the Declaration of Restrictions and Covenants, previously recorded in Record Book 180, Page 943, as amended by the Amendment to Declaration of Restrictions and Covenants, previously recorded in Record Book 189, Page 193 (the "declaration") is hereby further amended by changed the following sections to read as set forth below:

Article III - Maintenance Assessments

Section 3.06a:

Special Assessment for Miscellaneous Costs. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying in whole or in part, any costs incurred by the Association not provided for in the annual budget. Before the Association may incur such costs not provided for in the annual budget, the Members must ratify the action of incurring such costs by a two-thirds (2/3) affirmative vote of each class of members who are voting in person or by proxy at a meeting called for such purpose

Article VI - Protective Covenants

Section 6.12:

Owners may park a recreational vehicle, boat or trailer only in their driveways and only on a temporary, seasonal basis. However, under no circumstances may a recreational vehicle, boat, or trailer be parked on an owner's driveway or on any other area of an owner's lot except in a garage on a year-round basis.

Section 6.16 Nuisances:

(c) After such notice to terminate is delivered, the responsible person shall be fined at a rate of Twenty-Five Dollars (\$25.00) per day for each day thereafter that said nuisance remains unabated. Payment shall be due to the Association and collectible thereby in the event payment of any fine is not made by the responsible persons. The Association shall be entitled to collect its costs and fees, including reasonable attorneys' fees, incurred in collecting any fines from the responsible persons.

Article VII - General Provisions

Section 7.01 Enforcement:

In the event that the Declarant, the Association, or an Owner initiates legal proceedings seeking to enforce these covenants and/or seeking the abatement of a nuisance pursuant to this section, that party shall be entitled to recover its costs and fees, including reasonable attorneys' fees, from the offending party.

1st Amendment to the By-Laws of the Oaks of North Londonderry Township Homeowners Association

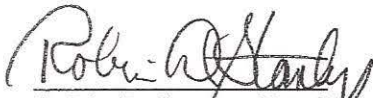
Article VI - Board of Directors

Section 6.05

Board members who completed a full year of service may have their annual dues waived or reimbursed.

THE OAKS OF NORTH LONDONDERRY TOWNSHIP HOMEOWNERS
ASSOCIATION
PO BOX 163
PALMYRA, PA 17078

I certify that the above amendments were approved by 67% vote as required by the
Planned Communities Act cited as 68 Pa.C.S. 5219



Robin D. Stanley, President



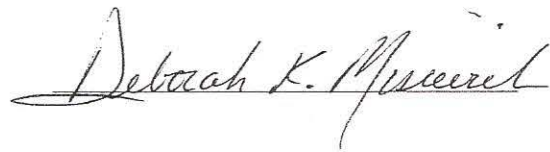
Date

The Oaks of North Londonderry Township Homeowners Association

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ~~LEBANON~~ DAUPHIN

On this 25th day of May, 2005, before me, a Notary Public, the undersigned officer,
personally appeared ROBIN D. STANLEY, 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 herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:



NOTARIAL SEAL
Deborah K. Miscevic, Notary Public
Derry Twp., Dauphin County
My commission expires November 23, 2006