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**FOURTH SUPPLEMENTAL DECLARATION OF RESTRICTIONS  
AND PROTECTIVE COVENANTS, FORGEDALE CROSSING,  
PHASE SEVEN, SOUTH MIDDLETON TOWNSHIP,  
CUMBERLAND COUNTY, PENNSYLVANIA**

THIS AMENDMENT is made this 3<sup>rd</sup> day of November, 2008 by Declarant, S & A Custom Built Homes, Inc., now known as S & A Homes, Inc., having an address of 2121 Old Gatesburg Road, Suite 200, State College, PA 16803 (hereinafter "S&A").

**WHEREAS**, by Declaration of Restrictions and Protective Covenants, dated July 21, 1992 and recorded August 4, 1992 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Record Book 424 at Page 252, Forgedale Associates as Declarant/ Developer subjected Phase I of the Forgedale Crossing development in South Middleton Township to certain restrictions and protective covenants; and

**WHEREAS**, pursuant to Article V, Section B of the said Declaration of Restrictions and Protective Covenants, Declarant/ Developer provided that subsequent phases of Forgedale Crossing can be added to the aforementioned Declaration of Restrictions and Protective Covenants by amendment drafted by the Declarant, Developer or successor-in-interest; and

**WHEREAS**, by First Supplemental Declaration, Developer S & A converted Section 3 of Forgedale Crossing as recorded April 3, 2003 in Miscellaneous Record Book 696 at Page 1, to the said Declaration of Restrictions and Protective Covenants; and

**WHEREAS**, by deed reference, Phases 2A and 2B were converted and made subject to the aforementioned Declaration of Restrictions and Protected Covenants per outsale deeds from John E. Anderson, Pauline E. Anderson, Robert A. Thomas and Deborah J. Thomas and/or S & A; and

**WHEREAS**, by Second Supplemental Declaration, S & A converted Section 4 and 5 of Forgedale Crossing as recorded March 14, 2006 in Record Book 725 at Page 2377 to the said Declaration of Restrictions and Protective Covenants; and

**WHEREAS**, by Third Supplemental Declaration, S & A converted Section 6 of Forgedale Crossing as recorded November 15, 2006 in Record Book 732 at Page 325 to the said Declaration of Restrictions and Protective Covenants; and

**WHEREAS**, S & A is the owner of Lot No. 82 per deed from John E. Anderson and Pauline E. Anderson and Robert A. Thomas and Deborah J. Thomas to S & A Custom Built Homes, dated April 1, 2003 and recorded April 2, 2003 in Record Book 256 at Page 1728; and

**WHEREAS**, S & A is the owner of Lot No. 2 per deed from John E. Anderson and Pauline E. Anderson to S & A Custom Built Homes, Inc., dated April 1, 2003 and recorded April 2, 2003 in Record Book 256 at Page 1723; and

**WHEREAS**, S & A has obtained Final Subdivision Approval for Phase 7 of Forgedale Crossing, which is part of the aforementioned Lot No. Lot No. 2, said subdivision plan for Phase 7 prepared by PennTerra Engineering, Inc., dated June 23, 2006 and recorded May 14, 2008 as Instrument Number 200815818.

**NOW THEREFORE**, pursuant to Article V, Section B of the Declaration of Restrictions and Protective Covenants dated July 21, 1992 and recorded August 4, 1992 in Record Book 424 at Page 252, as amended, Developer, S & A Custom Built Homes, Inc., now known as S & A Homes, Inc., declares as follows:

1. That the area of land known as **Forgedale Crossing, Phase 7**, as set forth in Exhibit "A" attached hereto and as shown on a final subdivision plan prepared by PennTerra Engineering, Inc. dated June 23, 2006 and recorded May 14, 2008 as Instrument Number 200815818, is converted and will hereinafter become a part

of the Forgedale Crossing development and subject to the aforementioned Declaration of Restrictions and Protective Covenants, as amended by the First, Second and Third Supplemental Declarations.

2. All other terms and conditions of the aforementioned Declaration of Restrictions and Protective Covenants, as well as the First Supplemental Declaration of Restrictions and Protective Covenants dated March 26, 2003 and recorded April 3, 2003 in Miscellaneous Record Book 696 at Page 1, the Second Supplemental Declaration of Restrictions and Protective Covenants dated March 6, 2006 and recorded March 14, 2006 in Record Book 725 at page 2377, and the Third Supplemental Declaration of Restrictions and Protective Covenants dated October 27, 2006 and recorded November 15, 2006 in Record Book 732 at page 325, are reaffirmed by this Fourth Supplemental Declaration and shall remain in full force and effect.

IN WITNESS WHEREOF, S & A Homes, Inc., has caused this document to be executed the day and year referenced above.

WITNESS

DEVELOPER

S & A Homes, Inc., f/k/a S & A Custom Built Homes, Inc.

Alicia Cornali

by: Richard L. Fortney  
Richard L. Fortney, His COO

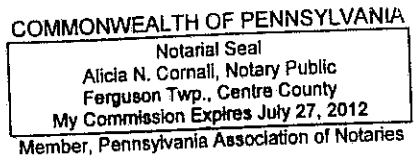
COMMONWEALTH OF PENNSYLVANIA :

: ss.

COUNTY OF CENTRE :

On this, the 3<sup>rd</sup> day of November 2008, before me, the undersigned officer, personally appeared Richard L. Fortney, who acknowledged himself to be the COO of S & A Homes, Inc., a corporation, and that he as such COO, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as COO.

Alicia N. Cornali  
Notary Public  
My commission expires:

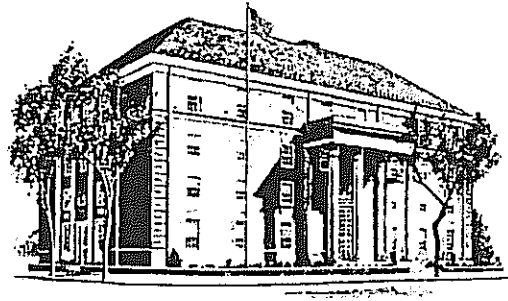


**EXHIBIT "A"**  
Forgedale Crossing, Section 7

**ALL** that certain tract of land situated in South Middleton Township, Cumberland County, PA, being Forgedale Crossing Section 7, as shown on a plan entitled, "Forgedale Crossing, Residential Development, Final Subdivision Plan Section 7," by PennTerra Engineering, Inc., State College, PA, dated June 23, 2006 and recorded May 14, 2008 in the Office of the Recorder of Deeds in and for Cumberland County as Instrument Number 200815818, being bounded and described as follows:

**BEGINNING** at an iron pin, lying in an easterly R/W line of Amherst Lane (50' R/W) and being a southerly corner of Lot No. 164, Phase 6; thence, along said lot N60°15'04"E 138.78 feet to an iron pin being an easterly corner of said lot and a southerly corner of Lot No. 163, Phase 5; thence, along Phase 5 Lot No.'s 163, 162, 161, and 160 N80°12'42"E 432.22 feet to an iron pin being an easterly corner of Lot No. 160, a southerly corner of lands owned now or formerly by Donald L. & Cathy A. Baker (Tax Parcel 40-10-636-84; D.B. 222, Pg. 110), and a westerly corner of lands owned now or formerly by Flordella V. Foote (Tax Parcel 40-10-636-83; D.B. 193, Pg. 553); thence, along the Foote lands, lands owned now or formerly by Marlin R. & Kathy P. Tate (Tax Parcel 40-10-636-82; D.B. 32-U, Pg. 741), lands owned now or formerly by Mark A. & Kimberly J. Sykes (Tax Parcel 40-10-636-81; D.B. 249, Pg. 781), lands owned now or formerly by Austin L. & Doris L. Thomas (Tax Parcel 40-10-636-80; D.B. 32-Y, Pg. 965), lands owned now or formerly by Edwin J. Tobash, Jr. (Tax Parcel 40-10-636-79; D.B. 32-D, Pg. 1033), lands owned now or formerly by Jean L. Clemens (Tax Parcel 40-10-636-78; D.B. 179, Pg. 1123), lands owned now or formerly by Richard E. & Kathy A. Holtry (Tax Parcel 40-10-636-77; D.B. 32-D, Pg. 576), lands owned now or formerly by Creedin C. & Ellen M. Cornman (Tax Parcel 40-10-636-29; D.B. 31-A, Pg. 506) S22°00'20"E 764.75 feet to an iron pin being a southerly corner of the Cornman lands and lying in a northerly R/W line of Lindsey Road (T-517); thence, along said R/W S87°15'00"W 914.43 feet to an iron pin lying along said R/W and being a southerly corner of Forgedale Crossing Future Phase 9; thence, along said lands N02°45'00"W 350.00 feet to an iron pin; thence, continuing along said lands S87°15'00"W 48.59 feet to an iron pin; thence, continuing along said lands N02°45'00"W 160.68 feet to an iron pin being a northerly corner of said lands, an easterly corner of Forgedale Crossing future Phase 8, and a southerly corner of Phase 6, Lot No. 272; thence, along Lot No. 272 and Amherst Lane (50'R/W) N62°03'24"E 184.02 feet to an iron pin being an easterly corner of said R/W; thence, continuing along said R/W along a curve to the left having a chord bearing of N28°50'48"W, a chord distance of 18.92 feet, a radius of 600.00 feet, and an arc length of 18.92 feet to an iron pin, being the place of **BEGINNING, CONTAINING** 12.346 acres.

ROBERT P. ZIEGLER  
RECORDER OF DEEDS  
CUMBERLAND COUNTY  
1 COURTHOUSE SQUARE  
CARLISLE, PA 17013  
717-240-6370



Instrument Number - 200839063

Recorded On 12/8/2008 At 11:20:54 AM

\* Total Pages - 6

\* Instrument Type - DECLARATION

Invoice Number - 33495      User ID - KW

\* Grantor - S&A HOMES INC

\*

\* Customer - PATRONO & ASSOC

\* FEES

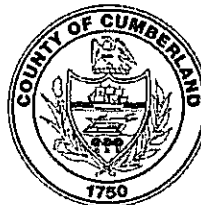
STATE WRIT TAX	\$0.50
RECORDING FEES -	\$13.50
RECORDER OF DEEDS	
PARCEL CERTIFICATION	\$10.00
FEES	
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$29.00

**Certification Page**

**DO NOT DETACH**

**This page is now part  
of this legal document.**

I Certify this to be recorded  
in Cumberland County PA



*Robert P. Ziegler*  
RECORDER OF DEEDS

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

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