

40-10-0636-549

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

THIS AMENDMENT is made this 4th day of November, 2013 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, by Fourth Supplemental Declaration, S & A converted Section 7 of Forgedale Crossing as recorded December 8, 2008 as Instrument Number 200839063 to the said Declaration of Restrictions and Protective Covenants; and

WHEREAS, by Fifth Supplemental Declaration, S & Homes, Inc., joined by equitable owner First Line Development Two, Inc., converted Section 9 of Forgedale Crossing as recorded November 29, 2011 as Instrument Number 201132981 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 8 of Forgedale Crossing, which is part of the aforementioned Lot Nos. 2 and 82, said subdivision plan for Phase 8 prepared by PennTerra Engineering, Inc., dated June 3, 2013 and recorded November 20 2013 as Instrument Number 201337254.

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 8**, as set forth in Exhibit "A" attached hereto and as shown on a final subdivision plan prepared by PennTerra Engineering, Inc. dated June 3, 2013 and recorded Nov. 20, 2013 as Instrument Number 201337254, 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, Third, Fourth, and Fifth 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, 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, the Fourth Supplemental Declaration of Restrictions and Protective Covenants dated November 3, 2008 and recorded December 8, 2008 as Instrument Number 200839063, and the Fifth Supplemental Declaration of

Protective Covenants dated November 18, 2011 and recorded November 29, 2011 as Instrument Number 201132981 are reaffirmed by this Sixth Supplemental Declaration and shall remain in full force and effect.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal.


Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF:

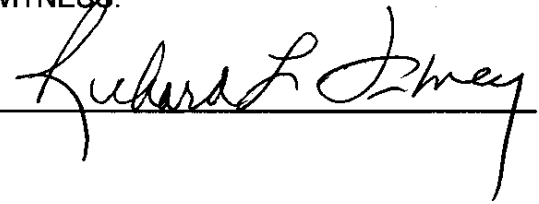
WITNESS:



First Line Development Two, Inc.

By:  _____ {SEAL}
Robert E. Poole, Jr., President

WITNESS:



**S & A Homes, Inc., formerly known as S & A
Custom Built Homes, Inc.**

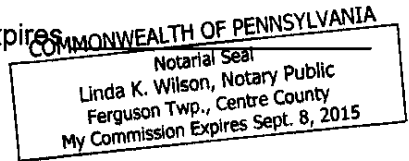
By:  _____ {SEAL}
Robert E. Poole, Jr., President

Commonwealth of Pennsylvania } ss
County of Centre

AND NOW, this 5th day of November, 2013, before me, the undersigned Notary Public, appeared **Robert E. Poole, Jr., President of S & A Homes, Inc.**, a Pennsylvania Corporation, and he, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

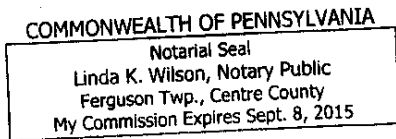
Linda K. Wilson
Notary Public
My commission expires _____



Commonwealth of Pennsylvania } ss
County of Centre

AND NOW, this 5th day of November, 2013, before me, the undersigned Notary Public, appeared **Robert E. Poole, Jr., President of First Line Development Two, Inc.**, and he, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Linda K. Wilson
Notary Public
My commission expires _____

EXHIBIT "A"

Legal Description

Forgedale Crossing Section 8

East Perimeter

All that certain tract of land situated in South Middleton Township, Cumberland County, PA, being the eastern portion of Section 8, as shown on a plan entitled, "Forgedale Crossing, Residential Development, Final Subdivision Plan Section 8," dated June 3, 2013, by PennTerra Engineering, Inc., State College, PA, being bounded and described as follows:

Beginning at a point, being a southerly corner of the terminus of Forgedale Drive (50' R/W), being a westerly corner of Lot 277 in Section 8, and lying in an easterly line of Forgedale Crossing Future Section 10; thence along said Future Section 10 the following nine bearings and distances: N02°45'00"W, 200.00 feet to a point; thence S87°15'00"W, 100.00 feet (calculated) to a point; thence N54°35'34"W, 127.17 feet to a point; thence N18°11'47"W, 281.60 feet to a point; thence N02°45'00"W, 292.16 feet to a point; thence N83°00'20"W, 144.88 feet (calculated) to a point; thence along a curve to the right, having a chord bearing of N11°42'11"E, a chord distance of 82.09 feet, a radius of 500.00 feet and an arc length of 82.18 feet to a point; thence S73°35'19"E, 145.05 feet to a point; thence N25°59'42"E, 288.65 feet to a point, being an easterly corner of said Future Section 10, a southerly corner of Lot 92 and a westerly corner of Lot 91; thence along said Lot 91 S64°00'18"E, 150.00 feet to a point, being a southerly corner of said lot and lying in a westerly R/W line of Sentinel Drive (50' R/W); thence along said R/W S25°59'42"W, 54.81 feet (referenced on Forgedale Crossing Final Subdivision Plan Section 4 recorded at the Cumberland County Recorder of Deeds) to a point, lying in a westerly R/W line of said R/W; thence traversing through said R/W and along Lot 90 S64°00'18"E, 210.85 feet to a point, being a southerly corner of Lot 90 and lying in a westerly line of Lot 129; thence along said Lot 129 S25°59'42"W, 100.00 feet to a point, being a westerly corner of said lot and lying in a northerly line of Lot 286; thence along Lot 286 the following seven bearings and distances: N64°00'18"W, 160.85 feet to a point;

thence along a curve to the left, having a chord bearing of S17°36'20"W, a chord distance of 127.17 feet, a radius of 435.80 feet and an arc length of 127.62 feet to a point; thence S80°47'02"E, 150.00 feet to a point; thence S15°43'30"E, 241.03 feet to a point; thence S49°20'01"W, 150.00 feet to a point; thence S40°39'59"E, 20.00 feet to a point; thence N49°20'01"E, 150.00 feet to a point, being a southerly corner of said Lot 286, a southerly corner of Lot 128 and a westerly corner of Lot 127; thence along said Lot 127 and along Lot 126, Lot 125, Lot 124 and traversing through Forgedale Drive (50' R/W) S40°39'59"E, 536.89 feet to a point, and lying in a southerly R/W line of said R/W; thence along said R/W N49°20'01"E, 5.77 feet (referenced on Forgedale Crossing Final Subdivision Plan Section 6 recorded at the Cumberland County Recorder of Deeds on October 17, 2006) to a point, lying in a southerly R/W line of said R/W and being a westerly corner of Lot 272; thence along said lot S40°39'59"E, 111.61 feet to a point, being a southerly corner of said lot and a westerly corner of Lot 271; thence along said Lot 271 and along Lot 270 S02°45'00"E, 160.68 feet to a point, being a southerly corner of said Lot 270 and lying in a northerly line of Lot 268; thence along said Lot 268 and along Lots 267, 266, 265, 264, and 263 S87°15'00"W, 551.41 feet to a point, being a westerly corner of said Lot 263, being an easterly corner of Lot 262, a southerly corner of Lot 227 in Section 8 and an easterly corner of Forgedale Crossing Future Section 10; thence along said Future Section 10 N02°45'00"W, 150.00 feet to a point, being the place of beginning, containing 12.106 acres.

Forgedale Crossing Section 8
Western Portion Perimeter

All that certain tract of land situated in South Middleton Township, Cumberland County, PA, being the western portion of Section 8, as shown on a plan entitled, "Forgedale Crossing, Residential Development, Final Subdivision Plan Section 8," dated June 3, 2013, by PennTerra Engineering, Inc., State College, PA, being bounded and described as follows:

Beginning at a point, being an easterly corner of the section being described, lying in a westerly R/W line of future Forgedale Drive (50' R/W) and being a northerly corner of Forgedale Crossing Future Section 10; thence along Future Section 10 and Forgedale Crossing Future Section 11 S67°48'30"W, 288.96 feet to a point; thence continuing along Future Section 11 the following three bearings and distances: S11°08'58"E, 159.43 feet to a point; thence along a curve to the left, having a chord bearing of S77°22'28"W, a chord distance of 18.03 feet, a radius of 350.00 feet and an arc length of 18.03 to a point; thence N14°06'06"W, 155.03 feet to a point; thence continuing along Future Section 11 and along Future Section 12 S67°48'30"W, 526.04 feet to a point, being a northerly corner of said Future Section 12; thence along said Future Section 12 the following five bearings and distances: S22°11'30"E, 131.81 feet to a point; thence S58°03'25"E, 70.54 feet to a point; thence along a curve to the left, having a chord bearing of S31°56'35"W, a chord distance of 30.00 feet, a radius of 250.00 feet and an arc length of 30.02 feet to a point; thence N58°03'25"W, 90.12 feet to a point; thence N89°27'26"W, 102.26 feet to a point, being a northerly corner of said Future Lot 12 and lying in an easterly line of lands owned now or formerly by PA Conference Assoc. Inc. of 7th Day Adventist Rohn A. Reeves (Tax Parcel 40-10-636-8, D.B. 21-K, Pg. 5); thence along said lands and along lands owned now or formerly by Ralph C. Otto (Tax Parcel 40-10-636-1, D.B. 33-2, Pg. 1004) N00°32'32"E, 636.33 feet to a point, lying in an easterly line of said lands and being a westerly corner of Forgedale Crossing Future Section 13; thence along said Future Section 13 the following nine bearings and distances: S42°52'08"E, 155.86 feet to a point; thence N43°47'46"E, 150.50 feet to a point; thence along a

curve to the right, having a chord bearing of S46°12'14"E, a chord distance of 30.00 feet, a radius of 225.00 feet and an arc length of 30.02 feet to a point; thence S43°47'46"W, 150.50 feet to a point; thence S59°57'41"E, 147.70 feet to a point; thence S82°04'33"E, 141.51 feet to a point; thence N76°44'26"E, 135.68 feet to a point; thence N68°22'33"E, 170.00 feet to a point; thence N16°19'21"E, 125.61 feet to a point, lying in an easterly line of said Future Section 13 and being a westerly corner of said Future Section 10; thence along said Future Section 10 S69°01'00"E, 157.29 feet to a point; thence continuing along said Future Section 10 and along future Forgedale Drive (50' R/W) along a curve to the right, having a chord bearing of S26°05'37"E, a chord distance of 21.79 feet, a radius of 16.00 feet and an arc length of 23.97 feet to a point, lying in a westerly R/W line of said R/W; thence along said R/W along a curve to the left, having a chord bearing of S11°54'43"W, a chord distance of 94.29 feet, a radius of 550.00 feet and an arc length of 94.41 feet to a point, being the place of beginning, containing 4.802 acres.

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



**Instrument Number - 201338069
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*** Instrument Type - DECLARATION**

Invoice Number - 152229 User ID - SW

*** Grantor - S & A CUSTOM BUILT HOMES INC**

*** Grantee - S & A CUSTOM BUILT HOMES INC**

*** Customer - S & A CUSTOM BUILT HOMES INC**

*** FEES**

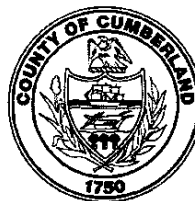
STATE WRIT TAX	\$0.50
RECORDING FEES -	\$23.50
RECORDER OF DEEDS PARCEL CERTIFICATION FEES	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$44.00

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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