

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
RIVER CROSSING**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVER CROSSING (this "First Amendment") made this 9TH day of July 1998 by RIVER CROSSING, L.P., a Pennsylvania limited partnership, acting as the Declarant and as the majority Member of the RIVER CROSSING COMMUNITY ASSOCIATION.

WHEREAS, by Declaration of Covenants, Conditions and Restrictions dated October 28, 1996 (the "Declaration") recorded in the Recorder's Office of Bucks County on November 8, 1996, in Volume 1314, Page 412, Declarant submitted the Property described on Exhibit "A" thereto and hereto to the terms, conditions and provisions of the Declaration; and

WHEREAS, Section 23 of the Declaration sets forth the ability of the Association to amend the Declaration by an affirmative vote of at least fifty-one percent (51%) of the Members of the Association; and

WHEREAS, on July 9TH, 1998, a vote of the Association was held in which more than fifty-one percent (51%) of the Members affirmed the Amendments to the Declaration set forth herein.

NOW WITNESSETH, that the Declaration is hereby amended as follows:

1. Notwithstanding anything else set forth in the Declaration, the following exceptions to Section 20 of the Declaration shall apply only to Lot 54 of the Community; also known as 66 Woodside Lane, on which is situated an existing farmhouse:

A. The Owner of Lot 54 shall have the right to place, maintain and store on Lot 54 a trailer designed and constructed for the purpose of transporting horses. The capacity of such trailer shall not exceed four (4) horses. The Owner of Lot 54 shall store the horse trailer in a place reasonably inconspicuous from any streets or other homes in the Community.

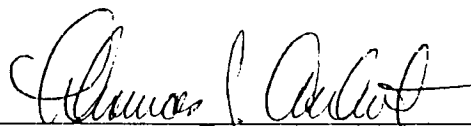
B. The Owner of Lot 54 shall have the right to post signage on trees along the property boundaries indicated on the attached Exhibit "B." Such signage shall conform to all applicable ordinances of Upper Makefield Township, and in no event shall any sign be located closer than twenty (20) linear feet from any other sign. Furthermore, the Owner of Lot 54 shall have the right to post no more than four (4) signs on the barn structure. The signs permitted hereby shall read "Private

Property," "No Trespassing," "Danger/Warning," or other similar message of privacy provided that no sign shall exceed the lesser of twelve inches (12") by eighteen inches (18") or the maximum size allowed by applicable Township Ordinance.

C. The Owner of Lot 54 shall have the right to install and maintain split rail fencing along all perimeter boundaries of Lot 54, and shall have the right to maintain within the perimeter fencing a horse paddock or corral of split rail fencing (up to but not in excess of three (3) rails high), which paddock or corral shall have approximate dimensions of one hundred fifty (150) feet in length and eighty (80) feet in width, or smaller and shall be set back at least ten (10) feet from the perimeter fence. The horse paddock or corral may include electrified wiring which shall comply with industry and township standards.

2. All capitalized terms used in this First Amendment shall have the meanings given them herein or in the Declaration. The Declaration shall remain in full force and effect without modification except as expressly set forth herein.

IN WITNESS WHEREOF, Declarant and the Association have set their hands and seals the day and year first written above.

By:  (SEAL)
Name: THOMAS J. ANKER
Title: Director

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Montgomery : SS.
:

On this, this 9th day of July, before me, a notary public, personally appeared Thomas F. White who acknowledged himself to be the Secretary of RIVER CROSSING COMMUNITY ASSOCIATION, a corporation, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary.

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

Dawn M. Foley
Notary Public

