

Tenth Amendment to the Declarations
Of North Point Condominiums

WHEREAS, the Declaration of North Point Condominium, as amended, provides in Section 5.1.1 for the Amendment of the Declaration as specified in Section 3219 of the Pennsylvania Uniform Condominium Act; and

WHEREAS, the Amendment of Article VIII will increase the value of the Condominium and therefore benefit the present unit owners and the Condominium Association; and

NOW, THEREFORE, the following terms and provisions are hereby adopted and shall constitute the tenth amendment to the Declarations of North Point Condominiums and the terms, conditions and provisions of the said Declarations of North Point Condominiums are hereby modified, amended and supplemented as follows:

1. On June 11, 2012, by a vote of 77.9% of the allocated owners' votes, in excess of the 67% of the allocated owner's votes as required by the Pennsylvania Uniform Condominium Act in Section 3219, Article VIII of the Declarations of North Point Condominiums is amended as follows:
 - (a) Leasing or renting of a unit by an owner is not permitted
 - (b) All units shall be owner occupied, or occupied by a member of that owner's immediate family
 - (c) A unit currently being leased or rented as of June 11, 2012 by an owner may continue to be leased or rented by that owner.
 - (d) If a unit currently being leased or rented changes ownership, that unit will no longer be permitted to be leased or rented by future owners

- (e) Current lease agreements will be honored until their expiration date. Any and all subsequent leases shall be for a period of at least three (3) years. No unit may be rented or leased without a written lease on a form approved by the Executive Board. A copy of the lease shall be furnished to the Executive Board within 10 days after the execution thereof. A breach of the Declaration of Condominium, By-Laws or Rules and Regulations of North Point Condominium shall constitute a default under the lease and the lessee shall be bound by and subject to the Declaration of Condominium, By-Laws and Rules and Regulations of North Point Condominium
 - (f) Subletting of a unit is not permitted
2. Except as herein specifically provided, all other terms and provisions of the original Declarations and all Amendments to the Declarations of the North Point Condominiums shall continue in full force and effect in the same manner and to the same extent as originally adopted; provided however to the extent any such provisions are in conflict with the provisions hereof either in their interpretation or application, the provisions hereof shall control.

IN WITNESS WHEREOF, the North Point Condominium Association, the Declarant, has caused this Tenth Amendment to the Declarations of North Point Condominiums to be executed this 20th day of June, 2012

North Point Condominium Association

BY: Linda A. Cunningham
Linda A. Cunningham
President

BY: Kenneth L. Clifton
Kenneth L. Clifton
Treasurer

