

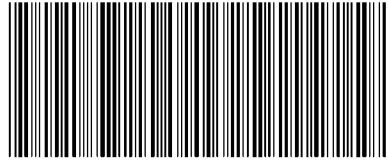
Lancaster County

Ann M. Hess
Recorder of Deeds
150 N. Queen Street
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 6758722

RECORDED DATE: 10/25/2023 02:47:56 PM



4678529-00180

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 7

Document Type: MISC - NON MORTGAGE
Transaction Reference: eSecureFile : 16781739
Document Reference:

Transaction #: 4447523 - 2 Doc(s)
Document Page Count: 6
Operator Id: kiwright

RETURN TO: (Simplifile)
McNees Wallace & Nurick LLC - MILLERSVILLE
BOROUGH
100 PINE ST
HARRISBURG, PA 17101
(717) 232-8000

SUBMITTED BY:
McNees Wallace & Nurick LLC - MILLERSVILLE
BOROUGH
100 PINE ST
HARRISBURG, PA 17101

*** PROPERTY DATA:**

Parcel ID #:

Municipality:

School District:

*** ASSOCIATED DOCUMENT(S):****FEES / TAXES:**

RECORDING FEE: MISC - NON	
MORTGAGE	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
EXTRA PAGE FEE	\$4.00
Total:	\$22.50

INSTRUMENT # : 6758722

RECORDED DATE: 10/25/2023 02:47:56 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Lancaster County, Pennsylvania.



Ann M. Hess
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

Tax Map No. 440-58-1720-0-0000

Tax Map No. 440-28582-0-0000

Millersville Borough

**SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR CROSSGATES**

[Bellaride at Crossgates (Phase II)]

Lancaster County, Pennsylvania

Prepared by:
Lyndall J. Huggler, Esquire
McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166
Lhuggler@mcneeslaw.com

Dated: October 24, 2023
EFFECTIVE UPON RECORDING

SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR CROSSGATES

Bellaride at Crossgates (Phase II)

Murry Development Corporation ("Declarant") recorded a "Declaration of Covenants, Conditions and Restrictions for Crossgates" ("Original Declaration") in the Office of the Recorder of Deeds of Lancaster County, Pennsylvania, in Deed Book F, Volume 86, Page 136 et seq., on February 25, 1983. The final plan of Crossgates Phase I is recorded in the Office of the Recorder of Deeds of Lancaster County, Pennsylvania, in Subdivision Plan Book J-131, Page 145. In Article II, Section 4(e)(i) of the Original Declaration, Declarant reserved the right to enlarge Crossgates. Declarant also recorded a "Declaration of Covenants, Conditions and Restrictions for Crossgates South" (the "Crossgates South Declaration") in the Office of the Recorder of Deeds of Lancaster County, Pennsylvania, in Record Book 3676, Page 1 et seq., on October 29, 1992.

On July 26, 2022, Declarant obtained conditional plan approval of the final plan for Bellaride at Crossgates (Phase II) (the "Phase II Plan"). The Phase II Plan was recorded in the Office of the Recorder of Deeds of Lancaster County, Pennsylvania, as Subdivision Plan No. 2023-0332-J, on September 21, 2023. The Phase II Plan encompasses eighty (80) Lots that will be subjected to the Crossgates South Declaration, in addition to the Original Declaration. This Supplement to the Original Declaration shall apply to Lots 1 to 80 as depicted upon the Phase II Plan.

Declarant hereby enlarges Crossgates by the addition of Lots 1-80, as depicted upon the Phase II Plan and as more fully described in Exhibit "A" attached hereto.

Lots 79 and 80 as depicted upon the Phase II Plan shall constitute "common area" as defined in the Original Declaration.

For purposes of further clarification, Declarant confirms that Crossgates Homeowners' Association, Inc., (the "Master Association") shall also provide the following services and have the following powers with respect to Lots 79 and 80 of Phase II:

(i) Ownership and maintenance of Lots 79 and 80.

Lot 1 as depicted upon the Phase II Plan is subject to a public easement for pedestrian access as shown on the Phase II Plan. The pedestrian trail on Lot 1 shall also constitute "common area" as defined in the Original Declaration and shall be maintained by the Master Association.

Declarant reserves for itself and the Master Association easements on Lots 1, 50, 51, and 78 as depicted upon the Phase II Plan for the installation, maintenance, repair, and replacement of monument signs and on Lot 20 as depicted upon the Phase II Plan for the installation, maintenance, repair, and replacement of a mailbox kiosk and ancillary parking as shown on the Phase II Plan. The monument signs, mailbox kiosk and ancillary parking shall also constitute "common area" as defined in the Original Declaration and shall be maintained by the Master Association.

This Supplement to Declaration is executed this 24th day of October, 2023.

Murry Development Corporation

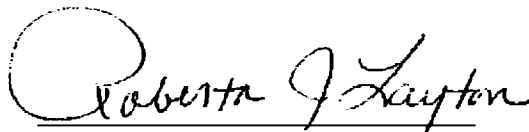
Attest: Cynthia F. Kulp
Name: Cynthia F. Kulp
Title: CEO

By: William E. Murry
William E. Murry, President

COMMONWEALTH OF PENNSYLVANIA : SS:
:
COUNTY OF LANCASTER :

On this, the 24th day of OCTOBER, 2023, before me, the undersigned officer, personally appeared William E. Murry, who acknowledged himself to be the President, of Murry Development Corporation, a Pennsylvania corporation, and that 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 hereunto set my hand and official seal.


Notary Public

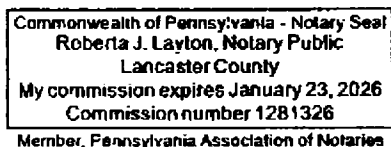


EXHIBIT "A"**Legal Description of Addition to Crossgates****Lots 1-80, Phase II**

ALL THAT CERTAIN tract of land situate on the northerly side of Crossland Pass, 60 feet wide in the Borough of Millersville, County of Lancaster and State of Pennsylvania as surveyed by Weber Surveyors in Landisville, Pennsylvania on February 19, 2021 for Murry Development Corporation, being more fully bounded and described as follows:

BEGINNING at a rebar found on the northerly Right-of-way Line of Crossland Pass, a corner of land of Crossgates Homeowners Association, Deed Book 6663 Page 674, Subdivision Plan Book J-131 Page 145; Thence along the same, North twenty-five degrees forty-five minutes forty-six seconds West (N 25°45'46" W), a distance of one hundred thirty-nine and 7/100 feet (139.07') to a point on line of land of Student Lodging, Inc., Deed Book 2600 Page 650, Subdivision Plan Book J-91 Page 63; Thence along the same the following two courses and distances:

1. North seventy-four degrees twenty minutes six seconds East (N 74°20'06" E), a distance of one hundred thirty-three and 14/100 feet (133.14') to a 3/4" Iron Pipe found;
2. North fifteen degrees thirty-eight minutes fifty-four seconds West (N 15°38'54" W), a distance of ninety-nine and 96/100 feet (99.96') to a 1" Iron Pipe found, a corner of land of Student Lodging, Inc., Deed Book T Volume 82 Page 12, Subdivision Plan Book J-59 Page 57;

Thence along the same, North seventy four degrees eighteen minutes thirty seconds East (N 74°18'30" E), a distance of eight hundred eighty six and 35/100 feet (886.35') to a 1" Iron Pipe found, a corner of land of Millersville Manor Affordable, LLC, Deed Document Number 6215321, being Lot 4 of Subdivision Plan Book J-116 Page 112; Thence along the same, North seventy four degrees twenty one minutes thirty two seconds East (N 74°21'32" E), a distance of four hundred sixty eight and 94/100 feet (468.94') to a common corner of Millersville Manor Affordable, LLC Deed Document Number 6215321, Lot 2 of Subdivision Plan Book J-1166 Page 112 and Murry Development Corporation, Deed Book K Volume 69 Page 476, Subdivision Plan Book J-177 Page 145 ; Thence along land of Murry Development Corporation, said line also being the Millersville Borough and Manor Township Municipal Boundary Line, South twenty degrees four minutes two seconds East (S 20°04'02" E), a distance of one thousand twenty-four and 87/100 feet (1,024.87') to a point on the northerly Right-of-way Line of Crossland Pass, 60 feet wide; Thence along the same the following three courses and distances:

1. In a line curving to the right having a radius of five hundred seventy feet (570.00'), an arc length of five hundred sixty-two and 8/100 feet (562.08'), a chord bearing of North eighty-one degrees forty-seven

minutes twenty-six seconds West (N 81°47'26" W) a distance of five hundred thirty-nine and 58/100 feet (539.58') to a point;

2. North fifty-three degrees thirty-two minutes twenty-six seconds West (N 53°32'26" W), a distance of two hundred ninety-five feet (295.00');
3. In a line curving to the left having a radius of nine hundred feet (900.00'), an arc length of nine hundred seventy-seven and 38/100 feet (977.38'), a chord bearing of North eighty-four degrees thirty-nine minutes six seconds West (N 84°39'06" W) a distance of nine hundred thirty and 6/100 feet (930.06') to a rebar found, the Place of Beginning.

CONTAINING: 18.807 acres, more or less.

SUBJECT TO: A 20-foot-wide water line easement as shown on Subdivision Plan Book J-177 Page 145.