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Prepared by:

7111 Germantown Condominium Association
4701 Germantown Ave., 3rd Floor
Philadelphia, PA 19144

Return to:

7111 Germantown Condominium Association
c/o 7111 Development Associates, LLC
4701 Germantown Ave., 3rd Floor
Philadelphia, PA 19144

**SECOND AMENDMENT OF THE
DECLARATION OF
7111 GERMANTOWN CONDOMINIUM ASSOCIATION**

THIS SECOND AMENDMENT OF THE DECLARATION OF 7111 GERMANTOWN CONDOMINIUM ASSOCIATION, amending the Declaration of the 7111 Germantown Condominium is made and adopted this 5th day of August, 2021, by the 7111 Germantown Condominium Association (hereinafter the "Association"),

W I T N E S S E T H:

WHEREAS, the Declaration of 7111 Germantown Condominium Association, dated November 20, 2020, was recorded in the Office of the Department of Records of the City and County of Philadelphia, Commonwealth of Pennsylvania, on December 3, 2020, as Document Number 53757651 (the "Declaration"); and

WHEREAS, pursuant to Article I, Section 1.1, of the Declaration, all of the Real Estate comprising the 7111 Germantown Condominium has been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68 Pa. C.S.A. §3101, et seq., as amended (the "Act") as a flexible condominium; and

WHEREAS, the Declarant has determined that the Plats and Plans which depict the Sanctuary in the Declaration within Exhibit "D" are inconsistent with the legal description of the Sanctuary that appears in Exhibit "G" to the Declaration; and

WHEREAS, the legal description and corresponding boundaries of the Sanctuary as described in Exhibit "G" to the Declaration were based upon that certain Proposed Lot Subdivision Plan prepared by Ruggiero Plante Land Design for 7111-13 Germantown Avenue, dated November 21, 2019, and approved by the Board of Surveyors on February 21, 2020 (the "Subdivision Plan"); and

WHEREAS, this Second Amendment is deemed necessary and appropriate for purposes of resolving the foregoing inconsistency and resulting ambiguity with respect to the

boundary lines of the Sanctuary and the obligations of the Owner of the Sanctuary relating thereto; and

WHEREAS, pursuant to Article VI, Section 6.1 of the Declaration, the Declarant possesses the right to act on its own to amend this Declaration for so long as it owns a Unit; and

WHEREAS, all of the Unit Owners have also consented and agreed to the adoption of this Second Amendment of the Declaration; and

WHEREAS, pursuant to Article VI, Section 6.4 of the Declaration and Section 3219(c) of the Act, amendments to the Declaration will become effective when filed of record in the Department of Records of the City of Philadelphia;

NOW THEREFORE, the Declaration is hereby supplemented and amended by and through the adoption and recording of this Second Amendment of the Declaration of 7111 Germantown Condominium, as follows:

I. THE FOREGOING WHEREAS RECITALS ARE INCORPORATED HEREIN.

II. ARTICLE II, SECTION 2.5, OF THE DECLARATION IS SUPPLEMENTED BY INSERTING THE FOLLOWING NEW TEXT AT THE END THEREOF:

The title lines or boundaries of the Sanctuary are also depicted on the Subdivision Plan made an integral part of Exhibit "G" to the Declaration pursuant to Article VI of this Second Amendment.

III. ARTICLE II, SECTION 2.7(b), OF THE DECLARATION IS SUPPLEMENTED BY INSERTING THE FOLLOWING NEW TEXT AT THE END THEREOF:

The repair, maintenance and replacement obligations borne by the Owner of the Sanctuary shall extend to the entirety of the building, improvements and grounds located within the title lines or boundaries of the Sanctuary as more specifically described and depicted in Exhibit "G" to the Declaration as supplemented hereby.

IV. ARTICLE II, SECTION 2.8, OF THE DECLARATION IS SUPPLEMENTED BY INSERTING OF THE FOLLOWING NEW TEXT AT THE END THEREOF:

The power retained by the Owner of the Sanctuary to convert and subdivide the Sanctuary shall include the power, subject to applicable land use and zoning codes and ordinances, and without the need to obtain any approval or consent from the Association or the Owners, to subdivide and remove the Sanctuary from the condominium regime.

V. CORRECTION OF PLATS AND PLANS. The Site Plat @ Site, Site Plat @ Parking, Site Plat @ Main Church and Site Plat @ Lower Church pages of the Plats and Plans attached to the Declaration as part of Exhibit "D" are hereby removed from the Declaration in their entirety and replaced for all purposes by the insertion of the corrected Site Plat @ Site, Site Plat @ Parking, Site Plat @ Main Church and Site Plat @ Lower Church Plats and Plans attached hereto collectively as Exhibit "D-1."

VI. SUPPLEMENT TO EXHIBIT "G." The legal description of the Sanctuary as set forth in Exhibit "G" to the Declaration is supplemented by the insertion of and reference to the Subdivision Plan attached hereto as Exhibit "G-1."

VII. RATIFICATION. Except as specifically amended, corrected, supplemented or removed and replaced in this Second Amendment of the Declaration, the Declaration is hereby ratified and reaffirmed.

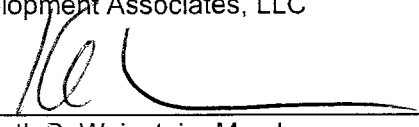
VIII. RECORDING AND EFFECTIVE DATE. This Second Amendment of the Declaration shall be promptly signed and filed of record in the Office of the Department of Records of the City and County of Philadelphia and shall be and become effective for all purposes as and from the date upon which it is filed of record in the Office of the Department of Records of the City and County of Philadelphia.

IN WITNESS WHEREOF, this Second Amendment of the Declaration has been adopted and signed the day and year first above written.

IN WITNESS WHEREOF, Declarant, intending to be legally bound hereby, has executed this First Amendment of the Declaration the day and year first above written.

DECLARANT:

7111 Development Associates, LLC

By:  _____
Kenneth B. Weinstein, Member

By: Seibert Properties, LLC, Member

By: _____
G.C. Seibert, Member

VI. SUPPLEMENT TO EXHIBIT "G." The legal description of the Sanctuary as set forth in Exhibit "G" to the Declaration is supplemented by the insertion of and reference to the Subdivision Plan attached hereto as Exhibit "G-1."

VII. RATIFICATION. Except as specifically amended, corrected, supplemented or removed and replaced in this Second Amendment of the Declaration, the Declaration is hereby ratified and reaffirmed.

VIII. RECORDING AND EFFECTIVE DATE. This Second Amendment of the Declaration shall be promptly signed and filed of record in the Office of the Department of Records of the City and County of Philadelphia and shall be and become effective for all purposes as and from the date upon which it is filed of record in the Office of the Department of Records of the City and County of Philadelphia.

IN WITNESS WHEREOF, this Second Amendment of the Declaration has been adopted and signed the day and year first above written.


IN WITNESS WHEREOF, Declarant, intending to be legally bound hereby, has executed this First Amendment of the Declaration the day and year first above written.

DECLARANT:

7111 Development Associates, LLC

By: _____
Kenneth B. Weinstein, Member

By: Seibert Properties, LLC, Member

By:  _____
G.C. Seibert, Member

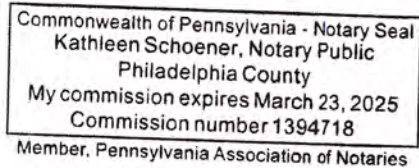
ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Philadelphia : SS
:

On the 5th day of August, 2021, before me, the undersigned Officer personally appeared KENNETH B. WEINSTEIN, who acknowledged himself to be Member of 7111 DEVELOPMENT ASSOCIATES, LLC, and that he as such MEMBER, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the general partner by himself as such Member thereof.

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

Kathleen Schoener
NOTARY PUBLIC



ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA

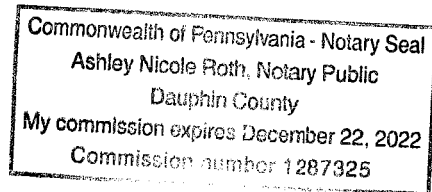
COUNTY OF Dauphin

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SS

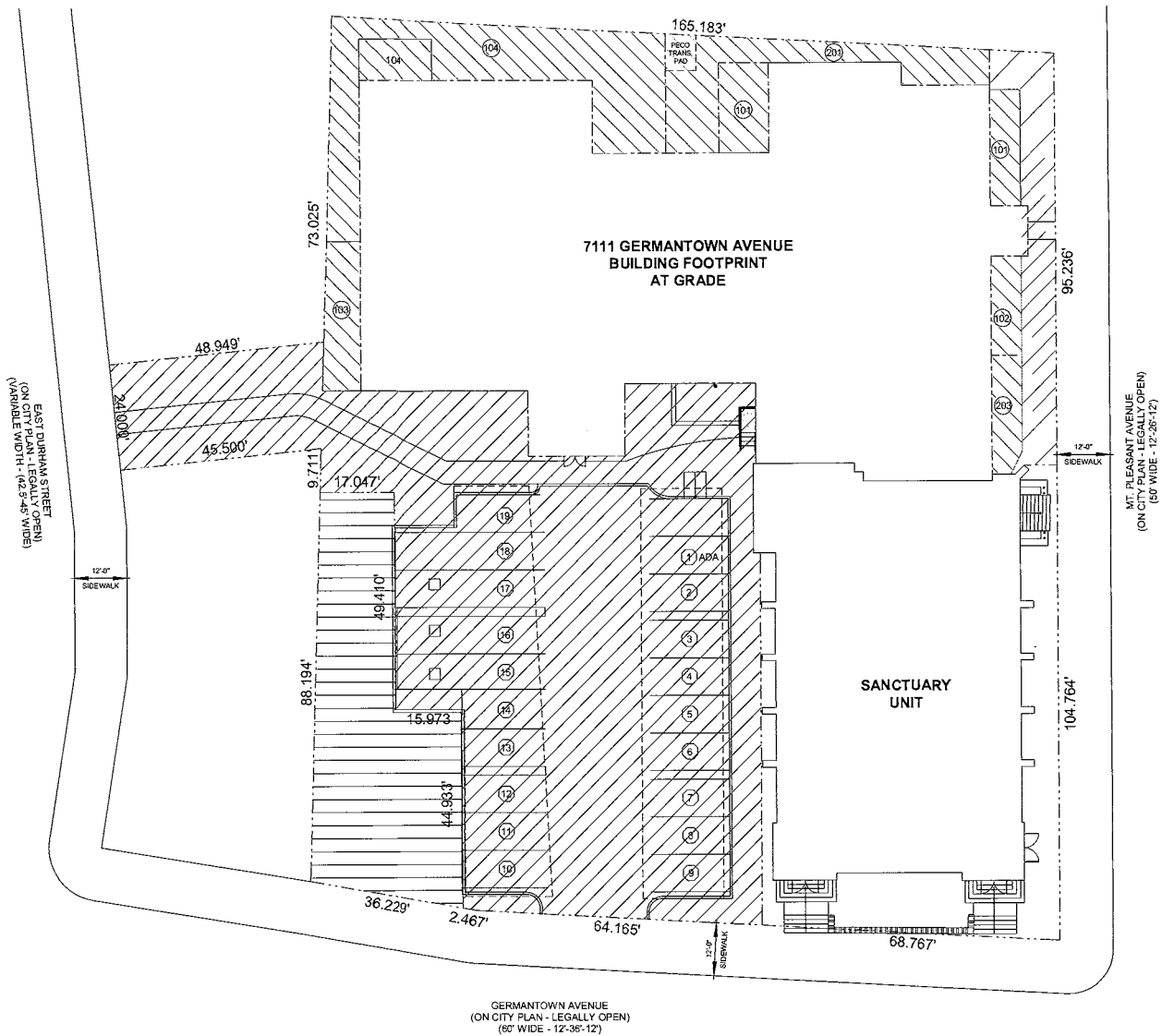
On the 9th day of AUGUST, 2021, before me, the undersigned Officer personally appeared G.C. SEIBERT, who acknowledged himself to be Member of SEIBERT PROPERTIES, LLC, Member of 7111 Development Associates, LLC, and that he as such MEMBER, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the general partner by himself as such Member thereof.

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



Ashley Nicole Rath
NOTARY PUBLIC

EXHIBIT D-1



LEGEND

	LIMITED COMMON ELEMENT		UNIT BOUNDARY LINE
	COMMON AREA		PROPERTY LINE
	BELOW GRADE/ UNEXCAVATED		STORAGE SPACE DESIGNATION
	CONVERTIBLE AND/OR WITHDRAWABLE		UNIT TO WHICH LCE IS ASSIGNED
			PARKING SPACE DESIGNATION

DIMENSION NOTE

DIMENSIONS ARE FROM CENTERLINE OF PARTY WALLS, AND TO INTERIOR FACE OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.

ADDITIONAL NOTES

FOR CLARITY, DUE TO THICKNESS OF EXISTING MASONRY WALLS, ALL EXTERIOR WALLS ADJACENT TO EXTERIOR PATIOS ARE INCLUDED IN EXTERIOR PATIO DIMENSIONS. REFER TO CONDO DOCUMENTS FOR UNIT BOUNDARY.

ALL UNDESIGNATED AREAS OUTSIDE OF BOUNDARIES ARE DEFINED ON DRAWINGS DEPICTING LOWER LEVELS THAN THE CURRENT FLOOR.

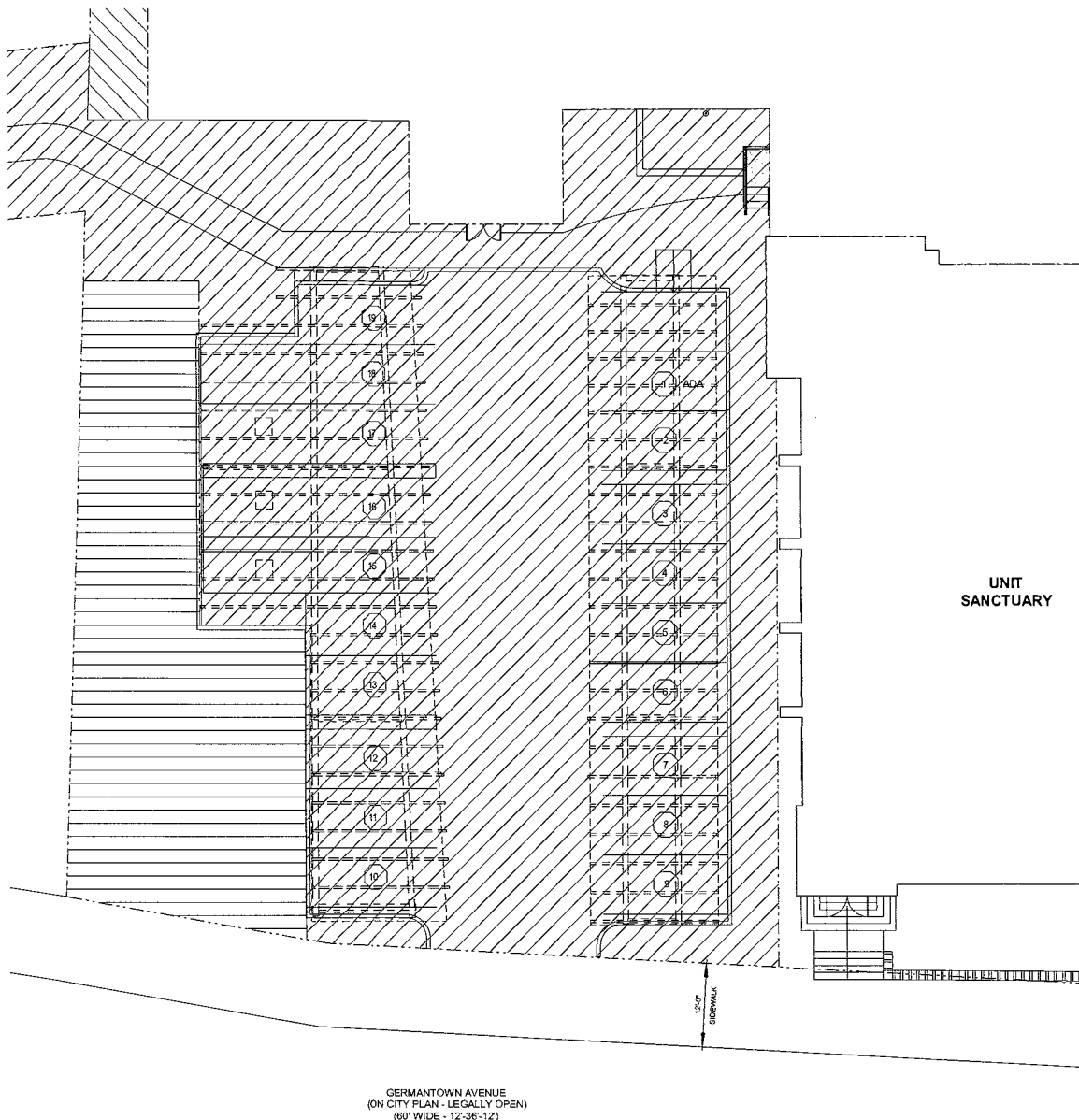
7111 GERMANTOWN AVENUE CONDOMINIUM ASSOCIATION

7111 GERMANTOWN AVENUE, PHILADELPHIA PA
AUGUST 26, 2021

Site Plat @ Site

230 N 2nd St, Studio 3C Philadelphia PA 19106 ph 215 923 2420
www.bwa-architects.com info@bwa-architects.com





LEGEND

	LIMITED COMMON ELEMENT		UNIT BOUNDARY LINE
	COMMON AREA		PROPERTY LINE
	BELOW GRADE/ UNEXCAVATED		STORAGE SPACE DESIGNATION
	CONVERTIBLE AND/OR WITHDRAWABLE		UNIT TO WHICH LCE IS ASSIGNED
			PARKING SPACE DESIGNATION

DIMENSION NOTE

DIMENSIONS ARE FROM CENTERLINE OF PARTY WALLS UNLESS OTHERWISE NOTED, AND TO EXTERIOR FACE OF WALL.

ADDITIONAL NOTES

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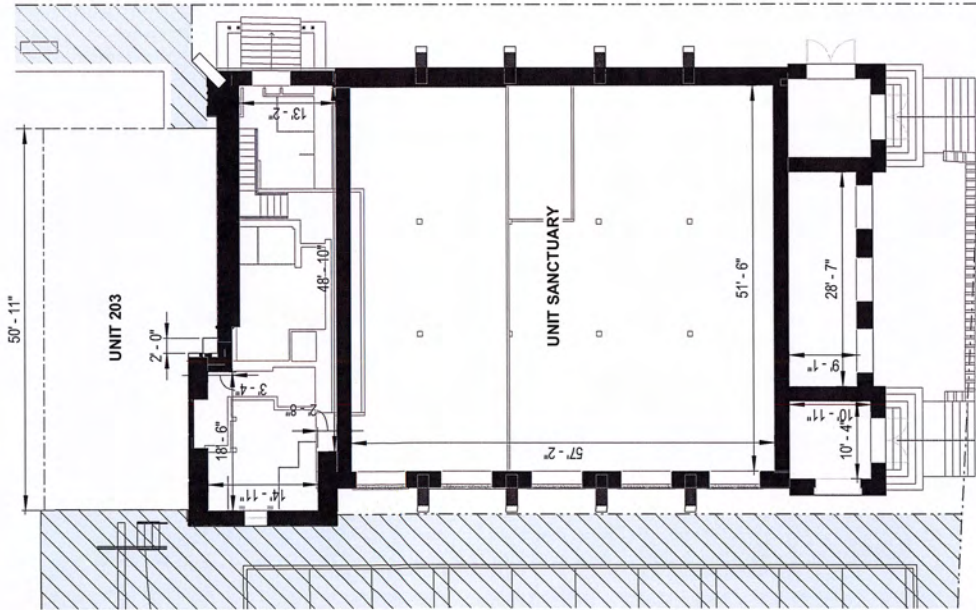
7111 GERMANTOWN AVENUE CONDOMINIUM ASSOCIATION

7111 GERMANTOWN AVENUE, PHILADELPHIA PA
AUGUST 26, 2021

Site Plat @ Parking

230 N 2nd St, Studio 3C Philadelphia PA 19106 ph 215 923 2420
www.bwa-architects.com info@bwa-architects.com





LEGEND

	LIMITED COMMON ELEMENT		UNIT BOUNDARY LINE
	COMMON AREA		PROPERTY LINE
	BELOW GRADE/ UNEXCAVATED		STORAGE SPACE DESIGNATION
	CONVERTIBLE AND/OR WITHDRAWABLE		UNIT TO WHICH LCE IS ASSIGNED
			PARKING SPACE DESIGNATION

DIMENSION NOTE

DIMENSIONS ARE FROM CENTERLINE OF PARTY WALLS, AND TO INTERIOR FACE OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.

ADDITIONAL NOTES

FOR CLARITY, DUE TO THICKNESS OF EXISTING MASONRY WALLS, ALL EXTERIOR WALLS ADJACENT TO EXTERIOR PATIOS ARE INCLUDED IN EXTERIOR PATIO DIMENSIONS. REFER TO CONDO DOCUMENTS FOR UNIT BOUNDARY.

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7111 GERMANTOWN AVENUE CONDOMINIUM ASSOCIATION

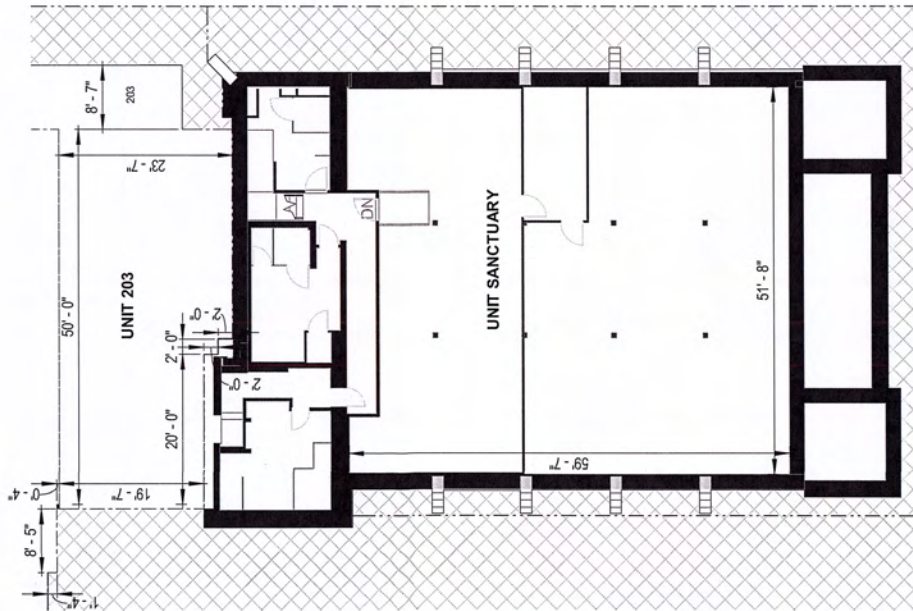
7111 GERMANTOWN AVENUE, PHILADELPHIA PA
AUGUST 26, 2021

Site Plat @ Main Church

230 N 2nd St. Studio 3C Philadelphia PA 19106
www.bwa-architects.com

ph 215 923 2420
info@bwa-architects.com





LEGEND

	LIMITED COMMON ELEMENT		UNIT BOUNDARY LINE
	COMMON AREA		PROPERTY LINE
	BELOW GRADE/ UNEXCAVATED		STORAGE SPACE DESIGNATION
	CONVERTIBLE AND/OR WITHDRAWABLE		UNIT TO WHICH LCE IS ASSIGNED
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7111 GERMANTOWN AVENUE CONDOMINIUM ASSOCIATION

7111 GERMANTOWN AVENUE, PHILADELPHIA PA
AUGUST 26, 2021

Site Plat @ Lower Church

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EXHIBIT G-1

