

**SECOND AMENDMENT TO
AMENDED AND RESTATED
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
WASHINGTON SQUARE
(a flexible planned community)**

THIS SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WASHINGTON SQUARE (a flexible planned community)(hereinafter referred to as this "Amendment"), is made on the date hereinafter set forth by **ENVIRONMENTALLY SOUND ENTERPRISES LLC**, a Pennsylvania corporation (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant filed that certain Declaration of Covenants, Conditions and Restrictions for Washington Square (a planned community) on or about October 1, 2013 in the Office of the Department of Real Estate of Allegheny County, Pennsylvania in DBV 15390 page 389 (the "Original Declaration"); and

WHEREAS, the Declarant recorded that certain Amended and Restated Declaration of Covenants and Restrictions for Washington Square (a flexible planned community) on or about October 18, 2013, in the Office of the Department of Real Estate of Allegheny County, Pennsylvania in DBV 15408, page 128 (the "Restated Declaration") as amended by that certain First Amendment to Amended and Restated Declaration of Covenants and Restrictions for Washington Square on or about February 12, 2014, in the Office of the Department of Real Estate of Allegheny County, Pennsylvania in DBV 15514, page 117; and

WHEREAS, pursuant to Article VIII of the Restated Declaration, Declarant has reserved the right to add some or all of the Additional Real Estate as defined in the Restated Declaration to the Planned Community, and Declarant hereby desires to add that real property described on Exhibit "A" attached hereto as part of the Planned Community; and

WHEREAS, Declarant desires to add that property described on Exhibit "A" to the Planned Community.

NOW, THEREFORE, intending to be legally bound and for good and valuable consideration, receipt of which is hereby acknowledged, Declarant, for itself, its successors and assigns, hereby files the following Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Washington Square (flexible planned community) and declares that all of the Property described on Exhibit "A" shall be held, sold, occupied and conveyed subject to the Restated Declaration, as amended herein, which covenants, conditions and restrictions shall run with the land and shall be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner or occupier thereof.

Unless otherwise specifically defined herein, capitalized terms shall have the meaning set forth in the Amended Declaration. Except as expressly set forth in this Amendment, all terms, conditions and covenants of the Restated Declaration are incorporated by reference herein and remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has hereunto caused the execution of these presents this ~~22~~²³ day of April, 2015.

ATTEST:

ENVIRONMENTALLY SOUND
ENTERPRISES LLC, a Pennsylvania
limited liability company

By: 

Name:

Title:

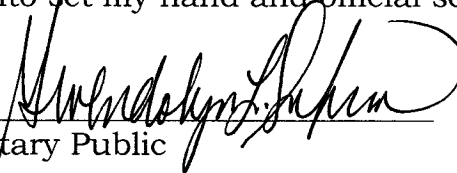
Anne C. Murphy, Manager

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY) SS:

On this, the 22nd day of April, 2015, before me, a Notary Public, the undersigned officer, personally appeared Ann C. Murphy, the Sole Manager of Environmentally Sound Enterprises, LLC, a Pennsylvania limited liability company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in the capacity and for the purposes therein contained.

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



Notary Public

My commission expires:
April 8, 2019

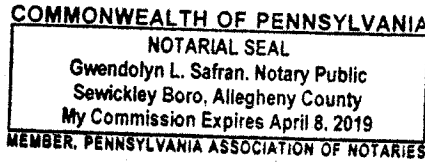
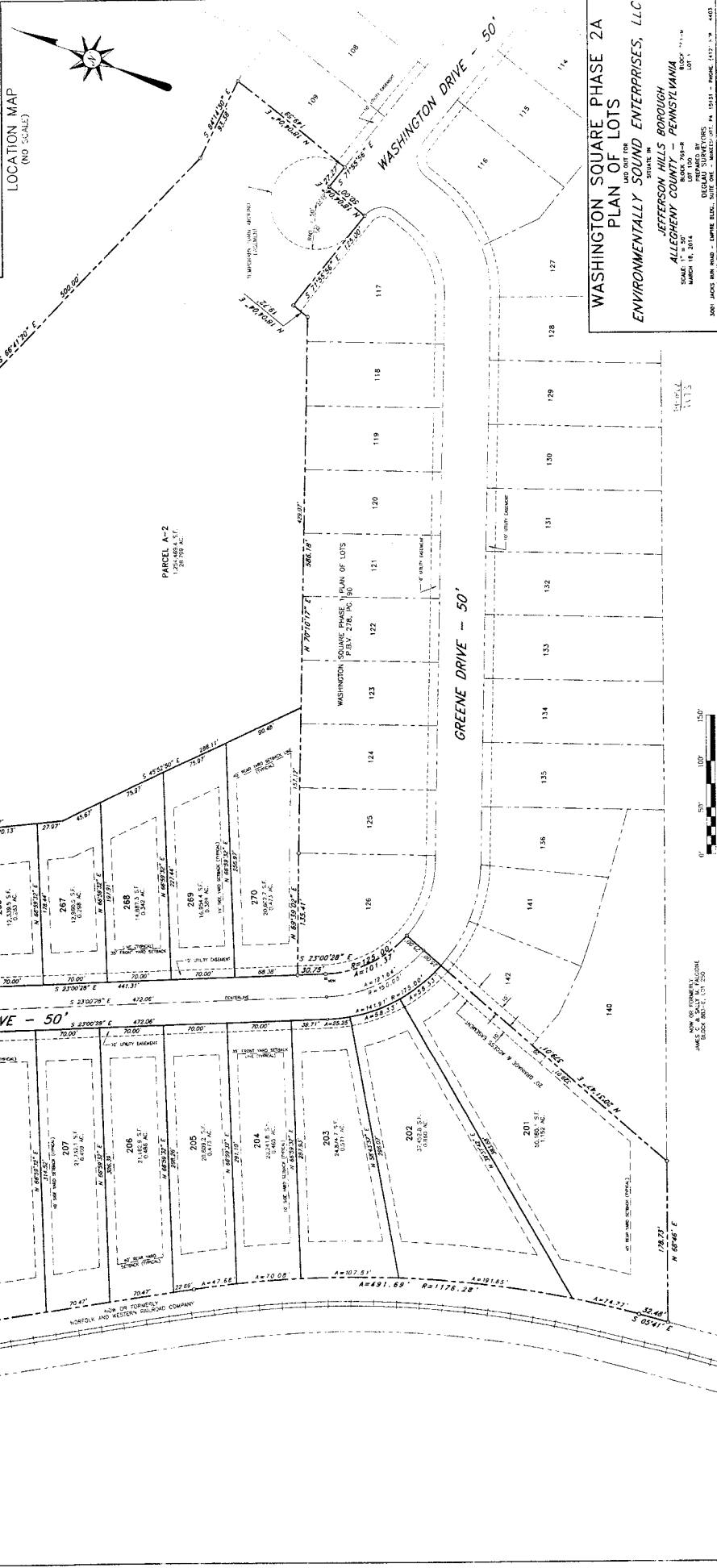
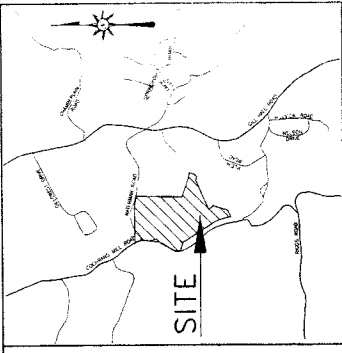


EXHIBIT "A"

REAL ESTATE TO BE ADDED TO PLANNED COMMUNITY

ALL that certain piece or parcel of land situate in the Borough of Jefferson Hills, County of Allegheny and Commonwealth Pennsylvania described on the Washington Square Phase 2A Plan of Lots as recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania at PBV 282 page 193, excepting and excluding therefrom Parcel A-2.



**WASHINGTON SQUARE PHASE 2A
PLAN OF LOTS**

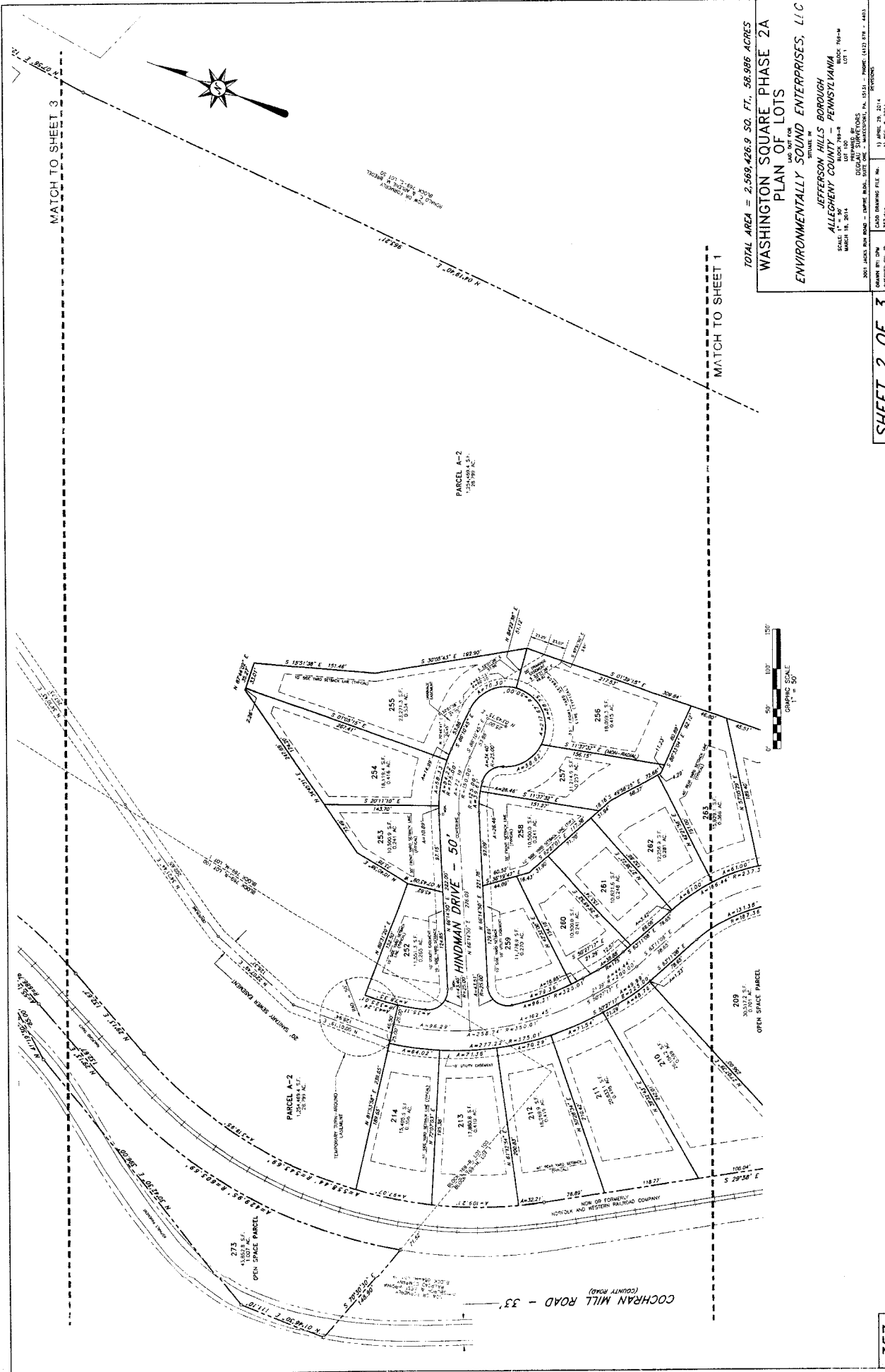
LAD OUT FOR
ENVIRONMENTALLY SOUND ENTERPRISES, LLC

STOWIE IN
JEFFERSON HILLS BOROUGH
ALLEGHENY COUNTY - PENNSYLVANIA

SCALE: 1" = 50'
DATE PREPARED BY: [Name]
DATE DRAWN BY: [Name]
CHECKED BY: [Name]

SHEET 1 OF 3

357



TOTAL AREA = 2,589,426.9 SQ. FT. 58.986 ACRES

WASHINGTON SQUARE PHASE 2A
PLAN OF LOTS

PREPARED BY:
ENVIRONMENTALLY SOUND ENTERPRISES, L.C.
JEFFERSON HILLS BOROUGH
ALLEGHENY COUNTY - PENNSYLVANIA
BLOCK 799-8
LOT 1
MARCH 18, 2014
DEP. OF ENVIRONMENTAL PROTECTION
3001 JACKS RUN ROAD - EMPIRE BLDG. SUITE 300 - MATTCOYVILLE, PA. 15121 - PHONE: (412) 876 - 4452
REVISION:

DATE: 03/18/14
DRAWN BY: JDM
CHECKED BY: JB
CADSW: 3/17/14
FILE NO.: 337-PA8

SHEET 2 OF 3

After Recording Return To:

Southersby Development
245 Summerlawn Drive
Sewickley, PA 15143
Ann Murphy