

AMENDMENT TO PROTECTIVE COVENANTS

FOR

FRYE FARM ESTATES,
a Planned Community

UNITY TOWNSHIP
WESTMORELAND COUNTY, PENNSYLVANIA

DEVELOPER

**JAMES R. THOMAS, JR. d/b/a JIM THOMAS
CONSTRUCTION CO., A SOLE PROPRIETORSHIP**

UPI 61-12490-00000
MAP 61-13-00-0-132

JMO

**Attorneys for Developer
John N. Ward, Esquire
Ward & Christner, P.C.
15 North Main Street
Greensburg, PA 15601**

WHEREAS, Frye Farm Estates is comprised of approximately 34.86 acres and is presently identified as Westmoreland County Tax Map Parcel No. 61-13-00-0-132;

WHEREAS, the Protective Covenants for Frye Farm Estates, a Planned Community, recorded in the Office of the Recorder of Deeds, Westmoreland County, Pennsylvania which said Protective Covenants are dated the 23rd day of June, 2022 and recorded on June 23, 2022 at ✓ Instrument No. 202206230022519;

WHEREAS, it is the desire of the developer, James R. Thomas, Jr. d/b/a Jim Thomas Construction Co., a sole proprietorship, to amend the Protective Covenants insofar as it relates to Article III, Construction Covenants being 3.2, 3.4 and 3.5 which shall be amended as follows:

3.2 All single family attached dwellings constructed on any lot in the Community shall be finished with suitable exterior building material wherein there will be stone used on the front of each single family attached dwelling for the first level. All siding products must be approved by Owner/Developer/ Declarant.

3.4 Delete

3.5 Only a fence will be allowed if it is a white six (6) foot privacy fence which shall not exceed the depth of the rear patio. All other provisions of the Protective Covenants not amended or revised by this Amendment shall remain in full force and effect.

ALL other provisions not amended as set forth above shall remain as set forth and all not amended by this AMENDMENT and shall continue in full force and effect unaltered by this AMENDMENT.

