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**LAWRENCEVILLE LOFTS CONDOMINIUMS
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM (this "Amendment") is made this 3rd day of March, 2022, by Lawrenceville Lofts, LLC, a Pennsylvania limited liability company (the "Declarant").

WITNESSETH:

1. **Amendment to Declaration.** The Declaration of Condominium, dated July 2, 2020, and recorded in the Office of Allegheny County Department of Real Estate, as Instrument Number 2020-15493, at Deed Book Volume 18053, Page 58, on July 2, 2020 (the "Declaration"), is hereby amended as follows:

(a) Section 7.2 of the Declaration is hereby deleted in its entirety and in its stead is inserted the following as new Section 7.2:

7.2. Rights of Permitted Mortgagees: Subject to the limitations imposed by Section 3221 of the Act, no amendment of this Declaration may be made without the prior written approval of all Permitted Mortgagees if and to the extent that such amendment is material, or if and to the extent that such amendment would have the effect of terminating or abandoning the Condominium (~~except for termination or abandonment as a result of a taking of all the Units by eminent domain or a casualty resulting in termination~~), or abandoning, encumbering, selling, or transferring the Common Elements or Limited Common Elements, or any portion thereof. Any amendment having the effect of partitioning or subdividing any Units or the Common Elements, or changing the Percentage Interests of the Unit Owners, shall require the written approval of all holders of Permitted Mortgages on the Units affected thereby. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements shall not be deemed to be a transfer within the meaning of this Section 7.2. If any amendment acquires the approval of a Permitted Mortgagee and such Permitted Mortgagee fails to submit a response to any written proposal for an amendment within sixty (60) days after the Permitted Mortgagee receives proper notice of the proposal, the required approval of such Permitted Mortgagee may be assumed, provided that the notice was delivered by certified or registered mail, with a "return receipt".

(b) Article IX of the Declaration is hereby amended by inserting the following paragraphs into said Article IX immediately following the last paragraph thereof:

The Executive Board shall give a Permitted Mortgagee or its servicer timely written notice of a lapse, cancellation, or material modification of any insurance policy maintained by the owners' association; and any proposed action that requires the consent of a specified percentage of mortgagees.

No provision of this Declaration or any condominium project document gives a Unit Owner or any other party priority over any rights of a Permitted Mortgagee of the condominium unit pursuant to its mortgage in the case of payment to the unit owner of insurance proceeds or condemnation awards for losses to or a taking of condominium Units and/or Common Elements.

(c) Exhibit C to the Declaration is hereby deleted in its entirety and replaced with the new "Exhibit C" attached hereto as Attachment 1 and made part hereof.

2. **Declaration to Remain in Full Force and Effect:** Except as modified by this Amendment, all of the terms and conditions of the Declaration shall remain in full force and effect.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said Declarant has signed these presents on the day and year first above written.

WITNESS:

Lawrenceville Lofts, LLC

Pamela R. Engert

By: [Signature]
Name: Chunwuemeha Onwugbenu
Title: Managing Member

Commonwealth of Pennsylvania
County of Allegheny

On this the 3rd day of March, 2022, before me, the undersigned Notary Public, personally appeared Chunwuemeha Onwugbenu, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Pamela R. Engert
Notary Public
My commission expires 6-23-2024

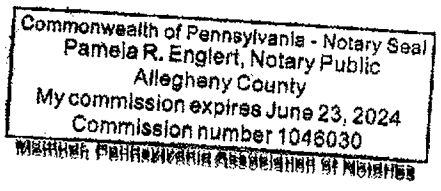


EXHIBIT "C"

Schedule of Units Identifying Numbers, Location Type, Percentage Interest and HOA Fee

LAWRENCEVILLE LOFTS - City of Pittsburgh, Ward 6

PARKING & PERCENTAGE INTEREST SCHEDULE - FEB 2022

Unit Number	Type	Interior SqFt	Exterior SqFt	Total Sqft	Parking Stall	Percentage Interest	Monthly HOA Fee
206	2bed 2 bath	1,094	-	1,094	5*	3.72%	\$ 273.50
207	1bed 1bath Study	925	211	1,136	4*	3.87%	\$ 284.00
208	1bed 1 bath	823	-	823	2*	2.80%	\$ 205.75
209	2bed 2 bath	1,149	211	1,360	22	4.63%	\$ 340.00
210	2bed 2 bath	1,209	-	1,209	15	4.12%	\$ 302.25
302	2bed 2 bath Study	1,363	48	1,411	21	4.80%	\$ 352.75
304	2bed 2 bath Study	1,420	60	1,480	20	5.04%	\$ 370.00
306	1bed 1bath	772	-	772	N/A	2.63%	\$ 193.00
307	1bed 1bath Study	922	116	1,038	7*	3.53%	\$ 259.50
308	1bed 1 bath	822	41	863	3*	2.94%	\$ 215.75
309	2bed 2 bath	1,142	116	1,258	17	4.28%	\$ 314.50
310	2bed 2 bath	1,195	-	1,195	14*	4.07%	\$ 298.75
402	2bed 2 bath Study	1,360	61	1,421	13	4.84%	\$ 355.25
404	2bed 2 bath Study	1,305	138	1,443	9	4.91%	\$ 360.75
406	1bed 1 bath	739	48	787	N/A	2.68%	\$ 196.75
407	1bed 1bath Study	926	116	1,042	6	3.55%	\$ 260.50
408	1bed 1 bath	850	-	850	8*	2.89%	\$ 212.50
409	2bed 2 bath	1,141	116	1,257	23	4.28%	\$ 314.25
410	2bed 2 bath	1,193	-	1,193	16	4.06%	\$ 298.25
502	3bed 2.5bath	1,516	129	1,645	10	5.60%	\$ 411.25
503	1bed 2 bath Study	1,120	116	1,236	11	4.21%	\$ 309.00
506	3bed 2.5bath	1,629	145	1,774	19	6.04%	\$ 443.50
508	3bed 2.5bath	1,644	206	1,850	1* & 18	6.30%	\$ 462.50
509	1bed 2 bath Study	1,127	116	1,243	12	4.23%	\$ 310.75
TOTAL		27,386	1,994	29,380		100%	\$ 7,345.00
<i>*compact stall</i>							
101	Commercial	1,250	-	1,250	N/A		
TOTAL		28,636	1,994	30,630			

return to : Colonial Title, LLC
409 Broad Street, Suite 115
Newickley, PA 15143

**LAWRENCEVILLE LOFTS CONDOMINIUMS
CORRECTIVE AMENDMENT TO DECLARATION OF CONDOMINIUM**

THIS CORRECTIVE AMENDMENT TO DECLARATION OF CONDOMINIUM (this "Amendment") is made this 21 day of April, 2022, by Lawrenceville Lofts, LLC, a Pennsylvania limited liability company (the "Declarant"), to be effective as of the Effective Date (as hereinafter defined) to the fullest extent permitted by applicable law.

RECITALS:

1. Declarant recorded that certain Declaration of Condominium, dated July 2, 2020, in the Office of Allegheny County Department of Real Estate, as Instrument Number 2020-15493, at Deed Book Volume 18053, Page 58, on July 2, 2020 (the "Original Declaration").

2. The Original Declaration was amended by that certain First Amendment to Declaration of Condominium, dated March 3, 2022, and recorded in the Office of Allegheny County Department of Real Estate, as Instrument Number 2022-8453, at Deed Book Volume 18829, Page 506, on March 18, 2022 (the "First Amendment") to: (a) effect certain amendments to Section 7.2 and Article IX of the Original Declaration as necessary to conform to applicable requirements of the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation, and/or otherwise cure an ambiguity, and/or correct or supplement a defect or inconsistency; and (b) reassign certain parking space(s) previously assigned to Unit(s) owned by Declarant, as set forth on the Exhibit C attached to the Original Declaration, to other Unit(s) owned by Declarant, by substituting and replacing the original Exhibit C with the new Exhibit C attached to the First Amendment as Attachment "1" (the Original Declaration, as amended by the First Amendment, the "Declaration"); and

3. The Exhibit C attached to the First Amendment as Attachment "1" contained certain unintended ambiguities, defects and/or inconsistencies which Declarant desires to cure by the recording of this Amendment.

WITNESSETH:

1. **Incorporation**: The foregoing recitals are hereby incorporated by reference herein. All capitalized terms used and not defined in this Amendment shall have the same meanings as ascribed to them in the Declaration.

2. **Corrective Amendment to Exhibit C to the Declaration**: Effective as of the effective date of the First Amendment (the "Effective Date") to the fullest extent permitted by applicable law, the Declaration is hereby amended by deleting Exhibit C to the Declaration in its entirety and replacing it with the new "Exhibit C" attached hereto as Attachment 1 and made part hereof.

3. **Declaration to Remain in Full Force and Effect**: Except as modified by this Amendment, all of the terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the said Declarant has signed these presents on the day and year first above written, to be effective as of the Effective Date.

WITNESS:

Lawrenceville Lofts, LLC

By: 
Name: Chunwuemeha Onwugbenu
Title: Managing Member

EXHIBIT "C"

Schedule of Units Identifying Numbers, Location Type, Percentage Interest

LAWRENCEVILLE LOFTS

PARKING & PERCENTAGE INTEREST SCHEDULE - APRIL 2022 - V3

Unit Number	Type	Interior SqFt	Exterior SqFt	Total Sqft	Parking Stall	Percentage Interest
206	2bed 2 bath	1,094	-	1,094	5*	3.57%
207	1bed 1bath Study	925	211	1,136	4*	3.71%
208	1bed 1 bath	823	-	823	2*	2.69%
209	2bed 2 bath	1,149	211	1,360	22	4.44%
210	2bed 2 bath	1,209	-	1,209	15	3.95%
302	2bed 2 bath Study	1,363	48	1,411	21	4.61%
304	2bed 2 bath Study	1,420	60	1,480	20	4.83%
306	1bed 1bath	772	-	772	N/A	2.52%
307	1bed 1bath Study	922	116	1,038	7*	3.39%
308	1bed 1 bath	822	41	863	3*	2.82%
309	2bed 2 bath	1,142	116	1,258	17	4.11%
310	2bed 2 bath	1,195	-	1,195	14*	3.90%
402	2bed 2 bath Study	1,360	61	1,421	13	4.64%
404	2bed 2 bath Study	1,305	138	1,443	9	4.71%
406	1bed 1 bath	739	48	787	6*	2.57%
407	1bed 1bath Study	926	116	1,042	1*	3.40%
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410	2bed 2 bath	1,193	-	1,193	16	3.89%
502	3bed 2.5bath	1,516	129	1,645	10	5.37%
503	1bed 2 bath Study	1,120	116	1,236	11	4.04%
506	3bed 2.5bath	1,629	145	1,774	19	5.79%
508	3bed 2.5bath	1,644	206	1,850	18	6.04%
509	1bed 2 bath Study	1,127	116	1,243	12	4.06%
SUB-TOTAL		27,386	1,994	29,380		96%
<i>*compact stall</i>						
101	Commercial	1,250	-	1,250	N/A	4.08%
TOTAL		28,636	1,994	30,630		100%