AGREEMENT

THIS AGREEMENT, made this ______ day of ______________________, 2018, by and between BEACON HILL COMMUNITY ASSOCIATION, INC. (hereinafter, “Beacon Hill”), a Pennsylvania non-profit corporation, and HEIGHTS OF BEACON HILL PLANNED COMMUNITY HOMEOWNERS’ ASSOCIATION, INC. (hereinafter “Heights”), a Pennsylvania non-profit corporation,

WHEREAS, Beacon Hill is the owner of certain real property and is the governing body of the entity known as the Beacon Hill Community Association, Inc. with the duties and responsibilities as outlined in the Amended Declarations of Covenants and Restrictions dated June 18th, 2001 as filed in the Office of the Recorder of Deeds of Cumberland County to Book 679 Page 2450 (hereinafter “Amended Declarations”); and

WHEREAS, the Heights is the owner of certain real property and is the governing body of the entity known as the Heights of Beacon Hill Planned Community Homeowners’ Association with the duties and responsibilities as outlined in the Declaration of Planned Community dated May 24, 2001 and recorded in the Office of the Recorder of Deeds of Cumberland County to Book 675 Page 1092 (hereinafter “Heights Declaration”) and that First Amendment to Declaration of Planned Community Heights of Beacon Hill Planned Community dated November 16, 2007 and recorded in the Office of the Recorder of Deeds of Cumberland County to Instrument No. 200743456 (hereinafter “Heights Amendment”); and

WHEREAS, Beacon Hill and Heights each desire to amend their respective declarations to make a mutually beneficial change in control of a certain parcel:

NOW THEREFORE, the parties hereto, for good and valuable consideration in hand paid and intending to be legally bound, do hereby agree as follows:

1. **Removal of Beacon Hill Heights** Beacon Hill agrees to amend Article II, Section 1 of its Amended Declarations to remove any reference to “Beacon Hill Heights, which exists to the north of Beacon Hill Boulevard” (hereinafter “Beacon Hill Heights”), which is more fully
described in the legal description attached hereto as Exhibit A and is also described in The Heights of Beacon Hill, Final Subdivision Plan, Phase I, July 1996, as recorded in the Office of the Recorder of Deeds of Cumberland County at Plan Book 75, Page 3.

2. **Addition of Beacon Hill Heights to the Heights** The Heights agrees to amend Article 1, Section 1.1 of the Heights Declarations as amended by the Heights Amendment, to include Beacon Hill Heights within the coverage of the Heights, which property shall become part of the Heights of Beacon Hill Homeowners’ Association.

3. **No Lien** Beacon Hill has never assessed any dues or other assessments against the properties located in Beacon Hill Heights and agrees that, as of the effective date of this Agreement, there are no outstanding obligations of any landowners in Beacon Hill Heights. The parties understand that the obligation to service the needs of the Beacon Hill Heights landowners will pass to the Heights as a result of this Agreement and the Heights may impose assessments against Beacon Hill Heights properties.

4. **Contemporaneous Transfer** This Agreement shall become effective upon the recording of amended declarations and covenants of the parties, in substantially the form attached hereto as Exhibit B, in accordance with the obligations hereof.

IN WITNESS WHEREOF, intending to be legally bound, the parties hereto have executed this Agreement as of the date first written above.

BEACON HILL COMMUNITY ASSOCIATION, INC.  HEIGTHS OF BEACON HILL PLANNED COMMUNITY HOMEOWNERS’ ASSOCIATION, INC.

By: ___________________________  By: ___________________________
Name: _________________________  Name: _________________________
Title: ___________________________  Title: ___________________________
Date: ___________________________  Date: ___________________________
ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF __________________________

This record was acknowledged before me on ______________________, 2018
by ______________________________ in his/her capacity as __________________, who
represents that he/she is authorized to act on behalf of BEACON HILL COMMUNITY
ASSOCIATION, INC.

____________________________________
Notarial Officer
My commission expires:

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF __________________________

This record was acknowledged before me on ______________________, 2018
by ______________________________ in his/her capacity as __________________, who
represents that he/she is authorized to act on behalf of HEIGHTS OF BEACON HILL PLANNED
COMMUNITY HOMEOWNERS’ ASSOCIATION, INC.

____________________________________
Notarial Officer
My commission expires: