

**AMENDMENT TO BYLAWS FOR  
THE MANOR, A PLANNED COMMUNITY, INC.**

**WHEREAS**, in accordance with the Declaration of Protective Covenants, as amended and recorded in Misc. Vol. 649, Page 640, Misc. Vol. 726, Page 1058, and Misc. Vol. 887, Page 1066, in the Recorder of Deeds for Lehigh County, (the "Declarations"), the following real property is and shall be affected by these Bylaws as amended.

A Subdivision, known as THE MANOR, containing approximately 180 acres of land, located in Lowhill Township, Lehigh County, Pennsylvania, shown on Map Book Volume 29, Page 21, recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania, and identified by the 57 Parcel Identification Numbers (PINs) listed in Exhibit A.

**WHEREAS**, The Manor, A Planned Community, Inc. ("Association") has been incorporated under the laws of the Commonwealth of Pennsylvania as a not-for-profit corporation, and the original approved Bylaws of The Manor, A Planned Community, Inc. were adopted by the Members of the Association on May 1, 2001.

**NOW THEREFORE**, pursuant to its authority and provision of the Bylaws for The Manor, A Planned Community, Inc., the following paragraphs of the original approved Bylaws are amended as follows:

Section 4 – "Voting Rights" of the original approved Bylaws is amended by deletion of the sentence "Voting by lot owners shall be only in person."

Section 5 - "Meeting of the Membership," "Percentage of Votes Cast" terms of the original approved Bylaws are amended by deleting the first two paragraphs ("Meetings of the Association require..." and "If no quorum is present...") and replacing therefore the following language: "A meeting of Members duly called shall not be organized for the transaction of

business unless a quorum is present. The presence at the meeting in person, by conference telephone or other electronic technology, or by proxy, at the beginning of the meeting of at least thirty percent (30%) of all Members entitled to vote shall constitute a quorum for any action, except as otherwise provided in the Declaration or by statute. If a quorum is not present, the meeting shall be adjourned to a time not less than forty-eight (48) hours after the time for which the original meeting was called. If a meeting is adjourned, the quorum at such second meeting shall be deemed present throughout any meeting of the Association if at least 20% of all Members entitled to vote are present in person, by conference telephone or other electronic technology, or by proxy, at the beginning of the meeting." It is further amended by the addition of the following sentence to the end of the third paragraph ("The Declaration and Bylaws may..."): "All other matters coming before the Members require a simple majority vote of lots in The Manor." It is further amended by deletion of the fourth paragraph ("Election of...") and replacing therefore the following language: "The Board shall adopt reasonable election procedures that are not in conflict with the Declaration and the Bylaws, and publish/disseminate them to all owners."

Section 5 - "Meeting of the Membership" of the original approved Bylaws is amended by the addition of the following paragraph: "Proxies. Proxies shall be duly executed in writing, shall be valid only for the particular meeting designated therein and must be received by the Secretary before the appointed time of the meeting. Every proxy shall be revocable and no proxy shall be valid for a period in excess of one (1) year after the execution thereof. A proxy is void if it is not dated or purports to be revocable without notice."

Section 6 - "Assessments" of the original approved Bylaws is deleted in its entirety, as it has been incorporated into the Declaration of Protective Covenants as amended.

Section 8 - "Use of Conference Telephone and Similar Equipment" of the original approved Bylaws is amended by deleting the words "but not a meeting of the Members," from the first sentence.

In all other respects, the original approved Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have herein to set their hands and seals this 18th day of November 2021.

ATTEST:

The Manor, A Planned Community, Inc.

*Elizabeth K.T. Schamberger*  
Elizabeth K.T. Schamberger, Secretary

*Alexander W. Masetti*  
Alexander W. Masetti, President

Commonwealth of Pennsylvania :

:

County of Lehigh :

This record was acknowledged before me on the 18<sup>th</sup> day of November 2021 by Alexander W. Masetti and Elizabeth K.T. Schamberger as officers who represent that they are authorized to act on behalf of The Manor, A Planned Community, Inc.

*Masetti*  
*ELTS*  
*11/22/21*

Signature of notarial officer: *Sohil P Ghodasara*

Stamp: 

Commonwealth of Pennsylvania - Notary Seal Sohil P. Ghodasara, Notary Public Lehigh County My Commission Expires July 18 2025 Commission Number 1317200
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Title of office: *Notary Public*

My commission expires: *07/18/2025*

## EXHIBIT A

### Property Identification Numbers (PINs) for The Manor, A Planned Community, Inc.

	<b>PIN</b>	<b>Property Address</b>	<b>Tax Authority</b>
1)	545815806420 1	4154 W WYNDEMERE CIR	LOWHILL TOWNSHIP
2)	545825447718 1	4211 W WYNDEMERE CIR	LOWHILL TOWNSHIP
3)	545825063016 1	4242 W WYNDEMERE CIR	LOWHILL TOWNSHIP
4)	545825472096 1	4251 W WYNDEMERE CIR	LOWHILL TOWNSHIP
5)	545825095240 1	4260 W WYNDEMERE CIR	LOWHILL TOWNSHIP
6)	545826019220 1	4296 W WYNDEMERE CIR	LOWHILL TOWNSHIP
7)	545826620700 1	4303 W WYNDEMERE CIR	LOWHILL TOWNSHIP
8)	545826131339 1	4322 W WYNDEMERE CIR	LOWHILL TOWNSHIP
9)	545826563070 1	4347 W WYNDEMERE CIR	LOWHILL TOWNSHIP
10)	545826059592 1	4354 W WYNDEMERE CIR	LOWHILL TOWNSHIP
11)	545826085706 1	4398 W WYNDEMERE CIR	LOWHILL TOWNSHIP
12)	545827400529 1	4425 W WYNDEMERE CIR	LOWHILL TOWNSHIP
13)	545827316725 1	4439 W WYNDEMERE CIR	LOWHILL TOWNSHIP
14)	545817616385 1	4450 W WYNDEMERE CIR	LOWHILL TOWNSHIP
15)	545824677490 1	4123 E WYNDEMERE CIR	LOWHILL TOWNSHIP
16)	545824290703 1	4130 E WYNDEMERE CIR	LOWHILL TOWNSHIP
17)	545825600626 1	4165 E WYNDEMERE CIR	LOWHILL TOWNSHIP
18)	545825840194 1	4176 E WYNDEMERE CIR	LOWHILL TOWNSHIP
19)	545825866754 1	4196 E WYNDEMERE CIR	LOWHILL TOWNSHIP
20)	545835240461 1	4201 E WYNDEMERE CIR	LOWHILL TOWNSHIP
21)	545835174215 1	4223 E WYNDEMERE CIR	LOWHILL TOWNSHIP
22)	545825893266 1	4244 E WYNDEMERE CIR	LOWHILL TOWNSHIP
23)	545836203251 1	4267 E WYNDEMERE CIR	LOWHILL TOWNSHIP
24)	545826818873 1	4280 E WYNDEMERE CIR	LOWHILL TOWNSHIP
25)	545836225990 1	4289 E WYNDEMERE CIR	LOWHILL TOWNSHIP
26)	545836252630 1	4305 E WYNDEMERE CIR	LOWHILL TOWNSHIP
27)	545826843888 1	4312 E WYNDEMERE CIR	LOWHILL TOWNSHIP
28)	545836079973 1	4321 E WYNDEMERE CIR	LOWHILL TOWNSHIP
29)	545827700248 1	4373 E WYNDEMERE CIR	LOWHILL TOWNSHIP
30)	545825671565 1	4262 SOMERSET RD	LOWHILL TOWNSHIP
31)	545825596799 1	4277 SOMERSET RD	LOWHILL TOWNSHIP

## EXHIBIT A

### Property Identification Numbers (PINs) for The Manor, A Planned Community, Inc.

32)	545813391637 1	4068 BRIGHTON CT	LOWHILL TOWNSHIP
33)	545813572416 1	4073 BRIGHTON CT	LOWHILL TOWNSHIP
34)	545814328115 1	4076 BRIGHTON CT	LOWHILL TOWNSHIP
35)	545813895081 1	4081 BRIGHTON CT	LOWHILL TOWNSHIP
36)	545814449352 1	4084 BRIGHTON CT	LOWHILL TOWNSHIP
37)	545824000236 1	4089 BRIGHTON CT	LOWHILL TOWNSHIP
38)	545814780092 1	4092 BRIGHTON CT	LOWHILL TOWNSHIP
39)	545824033286 1	4097 BRIGHTON CT	LOWHILL TOWNSHIP
40)	545834940663 1	4113 CAMBRIDGE CT	LOWHILL TOWNSHIP
41)	545834730123 1	4118 CAMBRIDGE CT	LOWHILL TOWNSHIP
42)	545834986859 1	4121 CAMBRIDGE CT	LOWHILL TOWNSHIP
43)	545834369249 1	4126 CAMBRIDGE CT	LOWHILL TOWNSHIP
44)	545835707695 1	4129 CAMBRIDGE CT	LOWHILL TOWNSHIP
45)	545834271740 1	4134 CAMBRIDGE CT	LOWHILL TOWNSHIP
46)	545835427237 1	4137 CAMBRIDGE CT	LOWHILL TOWNSHIP
47)	545834095190 1	4142 CAMBRIDGE CT	LOWHILL TOWNSHIP
48)	545825901797 1	4150 CAMBRIDGE CT	LOWHILL TOWNSHIP
49)	545833074432 1	4012 PROVIDENCE CT	LOWHILL TOWNSHIP
50)	545833298818 1	4015 PROVIDENCE CT	LOWHILL TOWNSHIP
51)	545823774829 1	4020 PROVIDENCE CT	LOWHILL TOWNSHIP
52)	545834035090 1	4033 PROVIDENCE CT	LOWHILL TOWNSHIP
53)	545823497071 1	4046 PROVIDENCE CT	LOWHILL TOWNSHIP
54)	545824303710 1	4064 PROVIDENCE CT	LOWHILL TOWNSHIP
55)	545824637982 1	4067 PROVIDENCE CT	LOWHILL TOWNSHIP
56)	545824552704 1	4079 PROVIDENCE CT	LOWHILL TOWNSHIP
57)	545824234573 1	4088 PROVIDENCE CT	LOWHILL TOWNSHIP

ANDREA E. NAUGLE  
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division  
Karen S. Collura, Chief Deputy  
Lehigh County Courthouse  
455 W. Hamilton Street - Room 122  
Allentown, PA 18101-1614  
(610) 782-3162

\*RETURN DOCUMENT TO:

THE MANOR A PLANNED COMMUNITY INC  
4398 W WYNDEMERE CIR  
SCHNECKSVILLE, PA 18078

**Instrument Number - 2021049969**

Recorded On 11/22/2021 At 8:05:39 AM

\* Instrument Type - AMENDMENT

Invoice Number - 470169 User ID: BMS

\* Grantor - MANOR A PLANNED COMMUNITY INC

\* Grantee - MANOR A PLANNED COMMUNITY INC

\* Customer - THE MANOR A PLANNED COMMUNITY INC

**\*Total Pages - 6**

\* FEES

STATE WRIT TAX	\$0.50
RECORDING FEES	\$17.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$570.00
TOTAL PAID	\$592.50

I hereby CERTIFY that this document is  
Recorded in the Recorder of Deeds Office  
of Lehigh County, Pennsylvania



*Andrea E. Naugle*  
Andrea E. Naugle  
Clerk of Judicial Records  
Recorder of Deeds Division

LCGIS Registry UPI Certification  
On November 19, 2021 By LY

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2021049969

