

**ADAMS RIDGE HOMEOWNERS
ASSOCIATION, INC.**

**AMENDED AND RESTATED
BY-LAWS**

ADAMS RIDGE HOMEOWNERS ASSOCIATION, INC.
(A PENNSYLVANIA NON-PROFIT CORPORATION)

* * * *

AMENDED AND RESTATED BY-LAWS

* * * *

ARTICLE I
NAME; PRINCIPAL OFFICE

1. Name.

The name of this organization shall be Adams Ridge Homeowners Association, Inc. (hereinafter the "Association").

2. Principal Office.

The principal office of the Association shall be located at 1150 Brodhead Road, Monaca, Pennsylvania 15061.

ARTICLE II
DEFINITIONS

1. Definitions.

The following words, when used in these By-laws or any amendment hereto, shall have the following meanings, unless the context shall require otherwise:

(a) "Adams Ridge" shall mean and refer to all existing properties, and additions thereto, as are subject to the Declaration (as hereinafter defined) and any Supplemental Declaration in accordance with Article II, Section 2 of the Declaration.

(b) "Board of Directors" shall mean the Board of Directions of the Association.

(c) "Common Areas" shall mean and refer to all real property, including improvements thereto, owned or areas of easement held in favor of the Association or administered thereto by the Association for the common use and enjoyment of the Members

of the Association. The Common Areas may include streets, parking areas, RV and boat parking facilities, walkway, perimeter walls and fences, gatehouse and entrance structure, landscaped areas outside the Lots, cabanas, playgrounds, community structures, ponds, drainage, detention and retention areas, etc., if the same are constructed on the Property.

(d) "Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions of Adams Ridge, dated as of October 19, 1993, filed and recorded in the Office of the Recorder of Deeds of Butler County in Record Book Volume 2369, page 651, and all subsequent amendments thereto.

(e) "Developer" shall mean and refer to Adams Ridge, Inc., a Pennsylvania corporation, its agents, successors and assigns, or such other construction company that undertakes to develop real estate in Adams Ridge under an agreement with the owners of the Property. The Developer may sometimes be referred to herein as the "Declarant."

(f) "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat of the Property for the construction of a residence, with the exception of Common Areas, together with all improvements situated thereon from time to time. A Lot may also be referred to as a "Unit" when developed.

(g) "Member" shall mean and refer to all those Owners who are members of the Association as provided in Section 3.01 hereof.

(h) "Owner" shall mean and refer to the record owners, whether one or more persons or entities, of the fee simple title to any Residential Unit or Lot situated within Adams Ridge, but shall not include any party holding an interest merely as security for the performance of an obligation. If a Residential Unit is sold under a recorded contract of sale, the purchaser (rather than the fee owner) will be considered the Owner. The Board of Directors may promulgate reasonable regulations conditioning such use upon registration of the names of the names of contract purchasers with the Association.

(i) "Parcel" shall mean and refer to separately designated, developed residential areas comprised of various types of housing initially or by amendment made subject to the Declaration, including Patio Dwellings, single family attached or detached houses. In the absence of specific designation of separate Parcel status, all Property made subject to the Declaration shall be considered a part of the same Parcel;

provided, however, the Declarant may designate in any subsequent amendment adding property to the terms and conditions of the Declaration that such properties shall constitute a separate Parcel or Parcels, and by a two-thirds (2/3) vote, the Board of Directors may designate Parcel status to any area so requesting.

(j) "Parcel Assessments" shall mean assessments for common expenses provided for herein or by any subsequent amendment which shall be used for the purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Residential Units against which the specific Parcel Assessment is levied and of maintaining the Property within a given Parcel, all as may be specifically authorized from time to time by the Board of Directors and as more particularly authorized below.

The Parcel Assessment shall be levied equitably against the Owners of Residential Units or Lots in a Parcel benefitted by the assessment for such purposes as may be authorized by the Declaration or by the Board of Directors from time to time, provided that in the event of assessments for exterior maintenance of dwellings, or insurance on dwellings, or replacement reserves which pertain to particular dwellings (pursuant to an amendment to the Declaration), such assessments (that are for the use and benefit of particular Lots or Units) shall be levied upon a pro rata basis among benefitted Owners.

(k) "Patio Dwelling" shall mean a single family detached dwelling which shall have one side yard and the other side of which shall be located on the lot line with no side yard. Patio Dwellings are designed for location on such zero lot line parcels.

(l) "Planned Residential Development" shall mean The Adams Ridge Planned Residential Development.

(m) "Residential Unit" or "Unit" shall mean all private residential units constructed on a Lot within Adams Ridge and may sometimes be referred to herein as a "Dwelling" or a "Unit."

(n) "Single Family Detached Dwelling" shall mean a building used by one family, having only one dwelling unit and two side yards, or one dwelling unit and one side yard and one zero lot line, so long as the dwelling is not attached to another dwelling.

(o) "Single Family Semi-Detached Dwelling Duplex-Twin" shall mean a building used by one family, having one dwelling unit and one side yard and one party wall in common with another building.

(p) "Property" or "Properties" shall mean and refer to all such existing properties, and additions thereto, as are subject to the Declaration or any Supplemental Declaration under the provisions of Article II of the Declaration.

(q) "Township" shall mean the Township of Adams, Butler County, Pennsylvania.

ARTICLE III
MEMBERSHIP

1. Membership.

(a) Every person or entity who is the owner of record of a fee interest in any Lot, or who is purchasing one or more Lots under a contract or purchase agreement, within the Properties shall be a member of the Association and shall be subject to and bound by the Association's Articles of Incorporation, the Declaration, these By-laws, and all Rules and Regulations of the Association. For this purpose, ownership of a Lot under any unit ownership arrangement or agreement shall be deemed ownership of a Lot. The foregoing is not intended to include persons or entities who hold an interest in any Lot merely as security for the performance of an obligation or to persons or entities who construct dwellings for sale to the general public. Ownership of such Lot shall be the sole qualification for membership. When any Lot is owned of record in joint tenancy or tenancy in common or by some other legal entity, or when two or more persons or other legal entity are purchasing one or more Lots under contract or agreement of purchase, the membership as to such Unit(s) shall be joint and the rights of such membership (including the voting power arising therefrom) shall be exercised only as stipulated in subsection (b) hereinbelow.

(b) During any period in which a member shall be in default in the payment of any annual, special or other periodic assessment levied by the Association, the voting rights and right to the use of the Common Areas or any other facilities which the Association may provide may be suspended by the Board of Directors, after a hearing at which the general requirements of due process shall be observed. Such hearing shall be held by the Board (or a committee thereof) only after giving such member ten (10) days prior written notice by registered or certified mail specifying such alleged violation. A decision shall be made by a majority

vote of the Board or the appropriate Committee thereof, and such action shall thereby be conclusive.

(c) No membership fee shall be charged, nor shall members be required to pay at any time any amount to carry on the business of the Association except to pay when due the charges, assessments and special assessments levied upon each Member's Lot as specified in the Declaration, these By-laws, or as the Members of the Association may from time to time hereafter adopt.

2. Voting and Voting Rights.

(a) The voting rights of the membership shall be appurtenant to the ownership of the Lot. There shall be two classes of membership with respect to voting rights:

(1) Class A. Class A members shall be all Owners with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The votes for such Lot shall be exercised as the Owners of such Lot may determine, but in no event shall more than one vote be cast with respect to any Lot.

(2) Class B. The Class B member shall be the Developer and its successors and assigns. The Class B member shall be entitled to five (5) votes for each Lot in which it holds the interest required for membership as provided in Section 1 of this Article III. The Class B membership shall cease and convert to Class A membership upon the occurrence of the earlier of the following events: (i) four months after 85% of the Lots have been conveyed to an Owner other than the Developer, or (ii) four years following conveyance of the first Dwelling Unit to a Unit Owner other than the Developer in a single phase development or eight years following such conveyance in an expandable project.

(b) Any Member who is delinquent in the payment of any charges duly levied by the Association against a Lot owned by such Member shall not be entitled to vote until all such charges, together with such reasonable penalties as the Board of Directors of the Association may impose, have been paid.

(c) Voting on all matters except the election of directors shall be by voiced vote or by show of hands unless a majority of the Members of each Class present at the meeting shall, prior to voting on any matter, demand a ballot vote on that particular matter. Where directors or officers are to be elected

by the Members, the solicitation of proxies for such elections may be conducted by mail.

ARTICLE IV
OFFICERS

1. Officers, Elections, Term, etc.

Officers of the Association shall be chosen by the Board and shall be a President, Secretary and Treasurer. The Board may also choose a Vice President and such other officers and agents as it shall deem necessary, who shall hold their offices for such terms and shall have such authority and shall perform such duty as from time to time shall be prescribed by the Board. Any two or more offices may be held by the same person. It shall not be necessary for the officers to be Directors, except that the President and Secretary shall be members of the Board of Directors. All officers shall be Members of the Association.

The officers of the Association shall hold office for one year and until their successors are chosen and have qualified, or until their earlier death, resignation or removal. Any officer elected or appointed by the Board may be removed by the Board with or without cause whenever in their judgment the best interests of the Association will be served thereby.

2. President.

The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Members and Directors, shall have general and active management of the Association, and shall see that all orders and resolutions of the Board are carried into effect, subject, however, to the right of the Board to delegate any specific power, except such as may be by statute exclusively conferred on the President, to any other officer or officers of the Association. The President shall execute bonds, mortgages, and other contracts requiring a seal, under the seal of the Association. The President shall be ex officio a member of all committees, and shall have the general powers and duties of supervision and management usually vested in the office of President of a corporation.

3. Vice President.

The chief duty of the Vice President shall be to serve in the place of the President when the President is absent. In addition, the Vice President shall carry out any other duties specifically

delegated to that office by the Board of Directors. In the event that the President shall be unable to serve, the Vice President shall succeed to that position until the next regular election.

4. Secretary.

The Secretary shall attend all sessions of the Board and all meetings of the Members and act as Secretary thereof, record all the votes of the Association and the minutes of all of its transactions in a book to be kept for that purpose; and shall perform like duties for all committees of the Board when required. The Secretary shall give, or cause to be given, notice of all meetings of the Members and of the Board, and shall perform such other duties as may be prescribed by the Board or President, under whose supervision the Secretary shall serve. The Secretary shall keep in safe custody the corporate seal of the Association, and when authorized by the Board, affix the same to any instrument requiring it.

5. Treasurer.

The Treasurer shall have custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association, and shall keep the monies of the Association in a separate account to the credit of the Association. The Treasurer shall disburse the funds of the Association as may be ordered by the Board, taking proper vouchers for such disbursements, and shall render to the President and the Board, at the regular meeting of the Board or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Association.

The Treasurer shall render an annual statement to the Board of the financial status of the Association and shall present a complete report at the meetings of the Board and of the Members. If no annual meeting of the Members is held, then the annual report shall be filed with the Secretary.

The report presented by the Treasurer to the Board and the Members shall show in appropriate detail the following:

- (1) the assets and liabilities of the Association as of the end of the fiscal year immediately preceding the date of the report;
- (2) the principal changes in assets and liabilities during the year immediately preceding the date of the report;

- (3) the revenue or receipts of the Association for the year immediately preceding the date of the report;
- (4) the expenses or disbursements of the Association during the year immediately preceding the date of the report; and
- (5) the number of Members of the Association as of the date of the report, together with a statement of increase or decrease in such number during the year immediately preceding the date of the report, and the statement of the place where the names and addresses of the current Members may be found.

ARTICLE V
MEETINGS OF THE MEMBERS

1. Place of Meetings.

All meetings of the Members of the Association shall be held at the principal office of the Association or at such other place or places, either within or outside the Commonwealth of Pennsylvania, as may from time to time be selected.

2. Annual Meeting.

The annual meeting of the Members of the Association shall be held on the first day of May of each year, or on such other date as the Board may by resolution determine, at which the Members shall elect the Board and transact such other business as properly may be brought before the meeting.

3. Special Meetings.

Special meetings of the Members may be called at any time by the Board, the President, the Secretary or the Treasurer, or by Members entitled to cast at least twenty-five percent (25%) of the votes which all Members are entitled to cast at a particular meeting. At any time, upon written request of any person who has called a special meeting, it shall be the duty of the Secretary to fix the time of the meeting, which shall be held not more than 60 days after the receipt of the request. If the Secretary shall neglect or refuse to fix the time of the meeting, the person or persons calling the meeting may do so.

4. Quorum.

A meeting of the Members of the Association duly called shall not be organized for the transaction of business unless a quorum is present. Unless otherwise provided in a specific section of these By-laws or in the Declaration, the presence, in person or by proxy, of a majority of the Members shall constitute a quorum. The Members present at a duly organized meeting can continue to do business until adjournment, notwithstanding the withdrawal of enough members of the Board to leave less than a quorum. If a meeting cannot be organized because a quorum has not attended, those present may adjourn the meeting to such time and place as they may determine. Those Members entitled to vote who attend a meeting called for the election of Directors that has been previously adjourned for lack of a quorum, although less than a quorum, shall nevertheless constitute a quorum for the election of Directors. Those Members entitled to vote who attend the meeting of Members that has been previously adjourned for one or more periods aggregating at least 15 days because of an absence of a quorum, although less than a quorum, shall nevertheless constitute a quorum for the purpose of acting upon any matter set forth in the notice of the meeting if the notice states that those Members who attend the adjourned meeting shall nevertheless constitute a quorum for the purpose of acting upon any matter set forth in the notice of the meeting if the notice states that those Members who attend the adjourned meeting shall nevertheless constitute a quorum for the purpose of acting upon the matter.

5. Voting.

At each meeting of the Members, every Member having the right to vote shall be entitled to vote in person or by proxy executed in writing by such Member or by his duly authorized attorney-in-fact, and filed with the Secretary of the Association. A proxy, unless coupled with an interest, shall be revocable at will, notwithstanding any other agreement or provisions in the proxy to the contrary, but the revocation of a proxy shall not be effective until written notice thereof has been given to the Secretary of the Association. No unrevoked proxy shall be valid after eleven (11) months from the date of its execution, unless a longer time is expressly provided therein. Elections for Directors shall be by cumulative voting. Upon demand made by a Member at any election for Directors before the voting begins, the election shall be by ballot. If at any meeting of Members, Directors of more than one class are to be elected, each class of Directors shall be elected in a separate election.

6. Notice of Meeting.

Written notice of the annual meeting shall be mailed to each Member entitled to vote thereat, at such address as appears on the books of the Association, at least five (5) days prior to the meeting. Except as otherwise provided in a specific section of these By-laws or the Declaration, written notice of any special meeting shall be mailed to each member entitled to vote thereat at least ten (10) days prior to such special meeting and shall briefly state the purpose of the meeting.

7. Judges of Election.

In advance of any meeting of Members, the Board may appoint judges of election, who need not be Members, to act at such meeting or any adjournment thereof. If judges of election are not so appointed, the chairman of any such meeting may, and on the request of any Member or his proxy shall, make such appointment at the meeting. The number of judges shall be one or three. No person who is a candidate for office shall act as a judge.

In case any person appointed as a judge fails to appear or fails or refuses to act, the vacancy may be filled by appointment made by the Board in advance of the convening of the meeting or of the meeting by the chairman of the meeting.

On request of the chairman of the meeting, or of a Member or his proxy, the judge(s) shall make a report in writing of any challenge or question or matter determined by them, and execute a certificate of any fact found by them.

8. Certified List of Members.

Upon request of a Member, the books or records of membership shall be produced at any regular or special meeting of the Association. If at any meeting the right of a person to vote is challenged, the presiding officer shall require such books or records to be produced as evidence of the right of the person challenged to vote, and all persons who appear by such books or records to be Members entitled to vote may vote.

ARTICLE VI
DIRECTORS

1. Board of Directors.

(a) The business and affairs of the Association shall be managed by the Board of Directors. The Board shall consist of no less than three (3) and no more than nine (9) directors, as the Board shall determine from time to time. Directors shall be natural persons of full age and need not be residents of the Commonwealth of Pennsylvania, but must be Members of the Association.

(b) The Board shall consist of three classes of directors, as nearly equal in number as may be, with the term of office of one class expiring each year. Directors shall be designated as Class A, Class B or Class C Directors. At the meeting held for the election of the initial Board of Directors, Class A Directors shall be elected for an initial term of one (1) year, Class B Directors shall be elected for an initial term of two (2) years, and Class C Directors shall be elected for an initial term of three (3) years. Each Director shall hold office until his or her successor shall be elected and shall qualify, or until his or her earlier death, resignation or removal. At each annual meeting of Members, the successors to the class of directors whose term shall expire that year shall be elected to hold office for a term of three (3) years, so that the term of office of one class of directors shall expire in each year.

2. Election of Directors.

(a) Election to the Board of Directors shall be written ballot as hereinafter provided. At such election, the Members or their proxies may cast, in respect of each vacancy, the number of votes that they are entitled to exercise under the provisions of Article III hereof. The persons receiving the largest number of votes shall be elected.

(b) Nominations for election to the Board of Directors shall be made by a Nominating Committee which shall be one of the standing committees of the Association as hereinafter provided.

(c) The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members to serve from the date of such annual meeting until

the next annual meeting. Such appointment shall be announced at each such annual meeting.

(d) The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members. The report of the Nominating Committee shall be included with the notice of the meeting at which the Directors are to be elected.

(e) The Secretary shall prepare and send notice of each meeting at which elections for directors are to be held at least five (5) days in advance of the meeting. The notice shall describe the vacancies to be filled and set forth the names of the persons nominated by the Nominating Committee for such vacancies.

(f) Persons other than those nominated by the Nominating Committee may be nominated if Members representing a majority of votes eligible to vote in the election given written notice of their intent to nominate other persons to the Secretary prior to the date upon which the election is to take place. The notice shall be accompanied by a written consent to be nominated executed by the nominee. *

3. Powers.

In addition to the powers and authorities expressly conferred upon them by these By-laws, the Board may exercise all such powers of the Association and do all such lawful acts and things as are not by statute or by the Articles of Incorporation, the Declaration or these By-laws directed or required to be exercised or done by the Members.

4. Personal Liability of Directors.

A director shall not be personally liable, as such, for monetary damages for any action taken, unless:

- (1) the director has breached or failed to perform the duties of his or her office under 15 Pa. C.S. Subch. 57B; and
- (2) the breach or failure to perform constitutes self-dealing, willful misconduct or recklessness.

The preceding paragraph shall not apply to:

- (1) the responsibility or liability of a director pursuant to any criminal statute; or
- (2) the liability of a director for the payment of taxes pursuant to federal, state or local law.

Any repeal, modification or amendment of this subsection shall be prospective only and shall not affect any rights of a director then existing.

5. Meetings of the Board; Quorum.

The meetings of the Board may be held at such place within this Commonwealth, or elsewhere, as a majority of the directors may from time to time designate, or as may be designated in the notice calling the meeting.

Each newly elected Board may meet at such place and time as shall be fixed by the Members at the meeting at which such directors are elected and no notice shall be necessary to the newly elected directors in order legally to constitute the meeting, or they may meet at such place and time as may be fixed by the consent in writing of all the directors.

Regular meetings of the Board shall be held without notice at the principal office of the Association, or at such other time and place as shall be determined by the Board.

Meetings may occur by telephone or conference call so long as a majority of the Board participates in the conference by telephone or written letter. When memorialized in writing, the decisions of such meeting shall be given the same effect as any other regularly called meeting of the Board.

6. Special Meetings.

Special meetings of the Board may be called by the President on 48 hours notice to each director, either personally or by mail or telegram. Special meetings shall be called by the President or Secretary in a like manner and on like notice on the written request of two or more directors.

7. Quorum.

A majority of the directors in office shall be necessary to constitute a quorum for the transaction of business, and the acts of a majority of the directors present and voting at a meeting at

which a quorum is present shall be the acts of the Board of Directors.

8. Action by Written Consent.

Any action required or permitted to be taken at a meeting of the Board or a committee of the Board may be taken without a meeting if, prior or subsequent to the action, a consent or consents thereto signed by all of the directors in office or comprising the committee is filed with the Secretary of the Association.

9. Vacancies.

Vacancies on the Board, including vacancies resulting from an increase in the number of directors, shall be filled by a majority vote of the remaining Members of the Board though less than a quorum, and each person so selected shall be a director to serve for the balance of the unexpired term. In case of the failure of the Board to so act within three (3) months after the occurrence of such vacancy, the Court of Common Pleas of the county in which the registered office of the Association is located shall appoint a new director who shall serve for the remaining unexpired term of the retired director.

10. Committees of the Board.

(a) The Board may, by resolution adopted by a majority of the directors in office, establish one or more committees to consist of one or more directors of the Association. Any such committee, to the extent provided in the resolution of the Board or in these By-laws, shall have and may exercise all the powers and authority of the Board, except that no such committee shall have any power or authority as to the following:

- (1) the submission to Members of any action requiring approval of Members under this Article;
- (2) the filling of vacancies on the Board;
- (3) the adoption, amendment or repeal of the By-laws;
- (4) the amendment or repeal of any Resolution of the Board; or

(5) action on matters committed by By-laws or Resolution of the Board to another committee of the Board.

(b) The Standing Committees of the Association shall be:

The Nominating Committee

The Recreation Committee

The Maintenance Committee

* The Architectural Control Committee

The Publicity Committee

The Audit Committee

Unless otherwise provided herein, each committee shall consist of a Chairman and two or more members and shall include a member of the Board of Directors. The members of the Committees shall be appointed by the Board of Directors prior to each annual meeting, and such members shall serve from the date of such annual meeting until the next annual meeting. Such appointments shall be announced at each annual meeting. The Board of Directors may appoint such other committees as it deems desirable.

(c) The Nominating Committee shall have the duties and functions described in Article VI, Section 2 of these By-laws.

(d) The Recreation Committee shall advise the Board of Directors on all matters pertaining to the recreational programs and activities of the Association and shall perform such other functions as the Board in its discretion determines.

(e) The Maintenance Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the Common Areas and facilities of the Association, and shall perform such other functions as the Board, in its discretion, determines.

(f) The Architectural Control Committee shall have the duties and functions described in Article VI of the Declaration. It shall watch for any proposals, programs, or activities which may adversely affect the residential value of the Property and shall advise the Board of Directors regarding Association action on such matters.

(g) The Publicity Committee shall inform the members of all activities and functions of the Association and shall, after

consulting with the Board of Directors, make such public releases and announcements as are in the best interest of the Association.

(h) The Audit Committee shall supervise the annual audit of the Association's books and approve the annual budget and balance sheet statement to be presented to the membership at its regular annual meeting. The Treasurer shall be an ex officio member of the Committee.

(i) With the exception of the Nominating Committee and the Architectural Control Committee (but then only as to those functions that are governed by Article VI of the Declaration), each committee shall have power to appoint a subcommittee from among its membership and may delegate to any such subcommittee any of its powers, duties and functions.

(j) It shall be the duty of each committee to receive complaints from members on any matter involving Association functions, duties, and activities within its field of responsibility. The applicable committee shall dispose of such complaints as it deems appropriate or refer them to such other committee, director or officer of the Association as is further concerned with the matter presented. All complaints shall be in writing and shall receive a written response within a reasonable period of time. The decision on any complaint may be appealed, in writing, to the Board of Directors.

11. Presumption of Assent.

A director of the Association who is present at a meeting of the Board, or of a committee of the Board, at which action on any corporate matter is taken, shall be presumed to have assented to the action taken unless his dissent is entered into the minutes of the meeting or unless he files his written dissent to the action with the Secretary of the Association immediately after the adjournment of the meeting. The right of dissent shall not apply to a director who voted in favor of the action. Nothing in this section shall bar a director from asserting that minutes of a meeting incorrectly omitted his dissent if, promptly upon receipt of a copy of such minutes, the director notified the Secretary of the Association, in writing, of the asserted omission or inaccuracy.

12. Resignations.

Any director may resign by submitting to the President his resignation, which (unless otherwise specified therein) need not

be accepted to make it effective and it shall be effective immediately upon its receipt by such officer.

13. Removal of Directors.

The entire Board, a class of the Board, or an individual director may not be removed from office, other than at a regularly scheduled meeting of the Members of the Association, without cause. A director may be removed from office for cause in cases of fraudulent or dishonest acts, gross abuse of authority or discretion or for any other proper cause.

ARTICLE VII
CORPORATE RECORDS

1. Records Required.

The Association shall keep complete and accurate books and records of account, minutes of the proceedings of the Incorporator, Members and the Board and a register containing the names and addresses of all Members. The Member register shall be kept at either the registered office of the Association or at its principal place of business.

2. Inspection.

Every Member shall, upon written verified demand directed to the Association at its registered office or principal place of business and stating the purpose thereof, have a right to examine, in person or by his agent or attorney, during the Association's usual business hours, for any proper purpose, the Member register, books and records of account, and records of the proceedings of the Incorporator, Members and the Board and to make copies or extracts therefrom. "Proper purpose" shall mean a purpose reasonably related to the interest of the person as a Member. If an attorney or agent of the Member is the person who seeks the right of inspection, the demand shall be accompanied by a verified power of attorney or other writing that authorizes the attorney or other agent to so act on behalf of the Member.

ARTICLE VIII
MISCELLANEOUS PROVISIONS

1. Notices.

Whenever written notice is required to be given to any person, it may be given to such person, either personally or by sending a copy thereof by first class or express mail, postage prepaid, or by telegram (with messenger service specified), or facsimile transmission by telecopier to his address appearing on the books of the Association, or, in the case of directors, supplied by him to the Association for the purpose of notice. If the notice is sent by mail, telegraph or courier service, it shall be deemed to have been given to the person entitled thereto when deposited in the United States mail or with the telegraph office or courier service for delivery to that person or, in the case of a telex or facsimile transmission, when dispatched to such person. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the general nature of the business to be transacted. Any Member or director may waive in writing and at any time any notice required to be given under the By-laws. Attendance of a person, either in person or by proxy, at any meeting shall constitute a waiver of notice of such meeting except where the express purpose of such attendance is to object, at the beginning of the meeting, to the transaction of any business because the meeting was not lawfully called or convened.

2. Checks.

All checks, demands for money and notes of the Association shall be signed by such officer or officers as the Board shall from time to time designate.

ARTICLE IX
INDEMNIFICATION

1. Indemnification.

Every person who is or was a party, or is threatened to be made a party, to (i) any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, or (ii) any threatened, pending or completed action or suit by or in the right of the Association to procure a judgment in his favor (hereinafter a "Proceeding"), by reason of the fact that such person serves or has served at any time as a director, officer, employee or agent of the Association, or who at the

#151773

request of the Association serves or at any time has served as a director, officer, employee or agent of another association or of any corporation, partnership, joint venture, trust or other enterprise, shall be indemnified and held harmless by the Association to the fullest extent authorized by the Pennsylvania Non-Profit Association Law of 1988, as now in effect or as may hereafter be amended (but, in the case of an amendment, only to the extent that such amendment permits the Association to provide broader indemnification rights than such law permitted the Association to provide prior to such amendment), from and against any and all of the expenses, liabilities or other matters referred to in or covered by said law. Such indemnification shall continue with respect to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which any person may be entitled under any provision of the Articles of Incorporation, any By-Law, agreement, vote of disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office.

2. Reimbursement for Costs of Successful Defense.

To the extent that a director, officer, employee or agent of the Association, or a person serving in any other enterprise at the request of the Association, shall have been successful on the merits or otherwise in defense of any Proceeding referred to in Section 1 of this Article IX or in defense of any claim, issue or matter therein, he or she shall be indemnified against all expenses (including attorneys' fees) actually and reasonably paid or incurred by him or her in connection therewith.

3. Determination of Indemnification.

Any indemnification under this Article IX (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper in the circumstance because he has met the applicable standard of conduct set forth in the Pennsylvania Non-Profit Association Law of 1988, as amended. Such determination shall be made (1) by the Board by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (2) if such a quorum is not obtainable, or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel, who may be the regular independent legal counsel of the Association, in a written opinion.

4. Advance of Expenses.

Expenses (including attorneys' fees) incurred by a person in defending any Proceeding may be paid by the Association in advance of the final disposition of such Proceeding upon receipt by the Association of an undertaking in writing by or on behalf of the person to be indemnified to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized in the Pennsylvania Non-Profit Association Law of 1988. Such expenses (including attorneys' fees) incurred by other employees and agents may be so paid upon such terms and conditions, if any, as the Board deems appropriate.

5. Insurance.

The Association may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another association, corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article IX.

ARTICLE X
ASSESSMENTS

1. Rights of Membership Subject to Assessments.

The rights of membership in the Association are subject to the payment of annual and special assessments levied by the Association, the obligation of which assessments is imposed against each Owner of and becomes a lien upon the property against which such assessments are made, in accordance with Article V of the Declaration, which provides as follows:

(a) Each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, covenants and agrees to pay to the Association: (1) annual assessments or charges; (2) special assessments for maintenance, repair or restoration; and (3) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as provided in the Declaration.

The annual and special assessments, together with such interest thereon and costs of collection thereof as provided in the Declaration, shall be a charge on the land and improvements thereon and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as provided in the Declaration, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

2. Purpose of Assessments.

The assessments levied by the Association shall be used to provide funds for such purposes as the Association may determine are for the benefit of its Members, which purposes may include street maintenance, general maintenance, landscaping and beautification of the Common Areas, and the maintenance and repair of all improvements thereon. Said funds shall also be used to provide for maintenance of improvements to the drainage retention areas (DRA), including those DRAs which are a part of the Common Areas and are held by easement to the Association. Common Areas may also include public easements held in favor of the Association or other lands and improvements thereon, designated by the Developer and/or the Association. Funds may also be used to provide other services for the Association Members, to promote the health, safety, and welfare of the residents of Adams Ridge and in particular for the acquisition, improvement and maintenance of properties, services and facilities related to the use and enjoyment of the Common Areas, including but not limited to the cost of repair, replacement and additions thereto; the cost of labor, equipment, materials, management and supervision thereof; the payment of taxes assessed against the Common Areas; the procurement and maintenance of insurance; the employment of attorneys, accountants and other professionals to represent the Association when necessary or useful; the employment of security personnel to provide any service which is not readily available from any governmental authority; and such other needs as may arise.

3. Annual and Original Assessments.

(a) Annual Assessment. The annual assessments shall be based upon the budget for the operation and maintenance adopted by the Board of Directors of the Association from time to time. In the event Developer, in its sole discretion, shall construct recreational facilities upon the Common Areas, the expenses for the maintenance and operation of any such recreational facilities shall be treated as a common expense of the Association. Nothing

shall obligate Developer to construct any recreational facilities on the Property, or on any additions thereto.

(b) Increase in Assessments. The annual assessment for each year (commencing January 1 of the year following the year in which the first Lot is conveyed to an Owner), may be increased each year not more than 20% above the maximum annual assessment. The maximum annual assessment may be increased above 20% by a vote of two-thirds (2/3) of each class of Members who are voting, in person or by proxy, at a meeting duly called for this purpose. The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

(c) Original Assessments. So that the Association may defray the initial cost of operation before a substantial number of Lots have been conveyed to Owners, each Owner, at the time such Owner acquires title to his Lot, may pay a sum of Two Hundred Fifty (\$250.00) Dollars to the Association for such Lot. Such payment shall be a contribution to the capital of the Association and will not be recoverable by the Owner upon sale of his Unit to a third party. Credit for such capital contribution shall remain with the Lot, and therefore, any party to whom such Owner shall sell his Lot will receive credit for such capital contribution. Developer or its successors under no circumstances shall be liable or responsible for payment of original assessments, nor shall any person or entity who constructs Dwelling Units for sale to the general public be liable for payment of original assessments.

4. Special Assessments for Capital Improvements and Against Particular Lot(s).

In addition to the annual assessments authorized by Section 4 hereof, the Association may levy in any assessment year a special assessment not exceeding \$10,000.00, applicable to that year only. A special assessment for capital improvements that exceeds \$10,000.00 may be approved, provided that any such assessment shall have the assent of two-thirds (2/3) of each class of Members entitled to vote who are voting in person or by proxy at a meeting duly called for this purpose in accordance with the requirements of Article V hereof. Notwithstanding anything contained herein or in the Declaration to the contrary, the Association may levy, without a required affirmative assent of the Members, a special assessment for the purpose of defraying the costs and expenses of acquiring the Adams Ridge water system. Such special assessment shall be in an amount equal to the costs of acquisition of the Adams Ridge water system and any expenses incidental thereto.

In addition to the assessments described above, the Association may levy a special assessment against a particular Lot

to recover damages or expenses chargeable against that Lot, the Lot Owner, his family, guests, invitees, agents or tenants for damage and structural maintenance, restoration or repairs without approval of the membership. The Association shall provide to the Lot Owner a written notice stating the amount of and the due date for the payment of such special assessments. The Association shall have all lien and foreclosure rights as set forth in the Declaration for any assessments.

At the option of the Association, the Association may agree to provide maintenance services to individual Lots. Such services shall only be provided by written agreement between the Lot Owner and the Association, shall be for a term of one year, shall provide for pre-payment of estimated expenses on a monthly basis, with annual adjustment to reflect actual cost over the one year term, and such other terms as may be agreed to by the parties. The charges for such Lot maintenance shall be a personal assessment and shall be subject to collection procedures for assessments generally set forth in the Covenants and By-laws.

5. Assessment Rate.

Excepting exempt property and Special Assessments against a particular Lot, both annual and special assessments for Lots shall be fixed as follows:

Class A Dwelling Units shall be defined as all Lots for which Certificates of Occupancy have been issued prior to the due date of an annual or special assessment.

Class AV Dwelling Units shall be defined as all Lots for which no Certificate of Occupancy has been issued as of the due date of an annual or special assessment.

Class A Dwelling Units assessments shall be at the rate of two (2) times the assessment rate for Class AV Dwelling Units.

The varying rates of assessments are based upon anticipated usage of the Common Areas and community properties by the two classes of Owners, provided, however, that no person or entity who constructs Dwelling Units for sale to the general public shall be required to pay any assessment whatsoever.

6. Date of Commencement of Annual Assessments, Due Dates.

Annual assessments provided for herein shall commence on the first day of the month following the recordation of Units/Lots created subsequent to the Declaration or January 1, 1994, whichever occurs later. The assessments for any subsequent years shall

become due and payable on the first day of March of said year. The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessment provided for herein as the remaining number of months in that year bear to twelve. The same reduction in the amount of the assessment shall apply to the first assessment levied against any property which is hereafter added to the Property now subject to assessment at a time other than the beginning of any assessment period.

The Board of Directors may provide that the annual assessment may be paid in periodic installments. The due date of any special assessment under Section 5 hereof shall be fixed in the resolution authorizing such assessment.

7. Duties of the Board of Directors.

The Board of Directors of the Association shall fix the amount of the assessment against each Lot or Residential Unit for each assessment period not later than thirty (30) days preceding January 1 of each year, and shall, at that time, prepare a roster of the Property and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment shall thereupon be sent to every Owner subject thereto. In the event that the Board elects not to fix such assessment rate as herein provided, the amount of the prior year's assessment shall be the fixed amount.

The Association shall, upon demand and for a reasonable charge, furnish to any Owner liable for said assessment a certificate signed by an officer of the Association, stating whether the applicable assessments on such Owner's Lot or Unit have been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

8. Effect of Non-Payment of Assessment, Personal Obligation of the Owner; Lien; Remedies of Association.

Any assessment which is not paid when due shall be delinquent. If the assessment is not paid within five (5) days after the due date, it shall bear interest from the date of delinquency at the highest rate allowed by law, and the Association, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against such Owner's Lots(s), and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. In addition, the Association may levy a late charge. No Owner may waive or otherwise escape liability

for the assessments provided for herein by non-use of the Common Areas or abandonment of his Unit or Lot.

If the assessment is not paid within five (5) days after it becomes due, then the Association shall have a continuing lien on the delinquent Lots, which lien shall continue until the delinquent assessment is paid. Such lien may be perfected by the filing of an instrument among the Public Records of Butler or Allegheny County, Pennsylvania, indicating the amount of such lien and the obligation for interest and attorneys' fees and costs of collection. Such lien shall be foreclosed in the same manner in which mortgages are enforced and foreclosed. The Association, by and through its authorized officers, shall, from time to time, upon the request of an Owner or mortgagee, issue a certificate, stating the amount of any assessment due with respect to such Lot, and any third party may rely on such certificate, and the Association shall be bound thereby.

9. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be superior to all other liens, save and except tax liens and first mortgage liens, provided that said mortgage liens are first liens against the property encumbered thereby (subject only to tax liens) and secure indebtedness whose payments are amortized in monthly or quarter-annual payments based on an amortization period of no less than ten (10) years. Sale or transfer of any Unit which is subject to a mortgage as herein described, pursuant to an action of foreclosure under such mortgage, shall extinguish the lien of such assessments as to payments thereof which become due prior to sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. Any delinquent assessments which are extinguished pursuant to the foregoing provision may be reallocated and assessed to all of the units as a common expense.

10. Exempt Property.

The assessments, charges and liens created under this Article X shall not apply to the Common Areas or any Unit which Developer may hereafter designate for common use as part of the Common Areas or otherwise shall be exempt from the assessments and charges created herein. In addition, all property dedicated to and accepted by a local public authority and all land granted to or used by an utility company shall likewise exempt. Properties owned by a charitable or non-profit organization may likewise be exempt therefrom at the sole discretion of the Board of Directors as they may from time to time deem appropriate.

ARTICLE XI
PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT OF COMMON AREAS

1. Use and Enjoyment.

Each Member shall be entitled to the use and enjoyment of the Common Areas and facilities as provided by deed of dedication and by Article IV of the Declaration which provides substantially as follows:

(a) Members' Easements of Enjoyment. Subject to the provisions of subsection (c) below, every Member shall have a non-exclusive right and easement of enjoyment in and to the Common Areas and such easement shall be appurtenant to and shall pass with the title to every Lot (or Residential Unit).

(b) Title to Common Areas. The Developer may retain the legal title to the Common Areas until such time as it has conveyed title pursuant to Article IV, Section 2 of the Declaration.

(c) Extent of Members' Easements. The rights and easements of enjoyment created by the Declaration shall be subject to the following:

(1) the right of the Developer and of the Association, in accordance with the Declaration and these By-laws, to borrow money for the purpose of improving the Common Areas and in aid thereof to mortgage said areas. In the event of a default upon any such mortgage, the lender's rights hereunder shall be limited to a right, after taking possession of such properties, to charge admission and other fees as a condition to continued enjoyment by the members and, if necessary, to open the enjoyment of such properties to a wider public until the mortgage debt is satisfied, whereupon the possession of such properties shall be returned to the Association and all rights of the Members hereunder shall be fully restored;

(2) the right of the Association to take such steps as are reasonable necessary to protect the above described properties against foreclosure;

(3) the right of the Association to suspend the voting and enjoyment rights of any Member for any period during which any assessment against his Unit or Lot remains unpaid, or for any infraction of the Associations's published rules and regulations;

(4) the right of the Association to charge reasonable admission and other fees for the use of the Common Areas;

(5) the right of the individual Members to the exclusive use of parking spaces;

(6) the right of the Association to limit the use of the Common Areas to Dwelling Unit or Lot Occupants, whether of single or multi-family units, their families and bona fide guests in accordance with written rules and regulations promulgated by the Association from time to time; provided, however, that Developer shall have unlimited access to the Common Areas;

(7) the right of the Developer and the Association to impose reasonable covenants and restrictions in respect of the Common Areas, in addition to those set forth therein at the time of conveyance of such Properties to the Association and such covenants and restrictions will be incorporated by reference and made a part of the Declaration and these By-laws.

(8) the right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members, provided that no such dedication or transfer, or determination as to the purposes or as to the conditions thereof, shall be effective unless the Members entitled to cast at least two-thirds (2/3) of the votes of each class of membership agree to such dedication, transfer, purpose or condition; provided, however, that this paragraph shall not preclude the Board of Directors of the Association from granting easements for the installation and maintenance of electrical, telephone, cable vision, water and sewerage, utilities and drainage facilities and the like upon, over, under and across the Common Areas without the assent of the Membership when such easements are necessary for the convenient use and enjoyment of the Property.

ARTICLE XII
ASSOCIATION PURPOSES AND POWERS

1. General Purposes.

The Association has been organized for the following purposes: To promote the health, safety, and welfare of the residents within Adams Ridge, and such additions thereto as may hereafter be brought within the jurisdiction of this Association by annexation, and for this purpose, inter alia,

1. to own, acquire, build, operate, and maintain recreation areas and facilities, commons, street, footways, drainageways, stormwater facilities including buildings, structures and personal properties incident thereto;
2. to provide exterior maintenance for the Common Areas;
3. to provide garbage and trash collection for the Common Areas;
4. to provide fire and police protection;
5. to maintain unkept lands or trees;
6. to supplement municipal services;
7. to fix assessments (or charges) to be levied against the Property; and
8. to enforce any and all covenants, restrictions and agreements applicable to the Property.

2. Additions to the Property.

Additions to the Property may be made only in accordance with the provisions of Article II of the Declaration. Such additions shall extend the jurisdiction, functions, duties, and membership of this Association to such properties. If the applicable covenants require that certain additions be approved by the Association, such approval must have the assent of a majority of the votes of each class of members who are voting in person or by proxy at a meeting duly called and held for this purpose in accordance with the provisions of Article 5 hereof.

3. Merger or Consolidation.

Subject to the Declaration, and to the extent permitted by law, the Association may participate in mergers and consolidations with other nonprofit associations organized for the same purposes, provided that any such merger or consolidation shall have the assent of a majority of the votes of each class of Members who are voting in person or by proxy at a meeting duly called and held in accordance with the provisions of Article 5 hereof.

4. Power to Borrow.

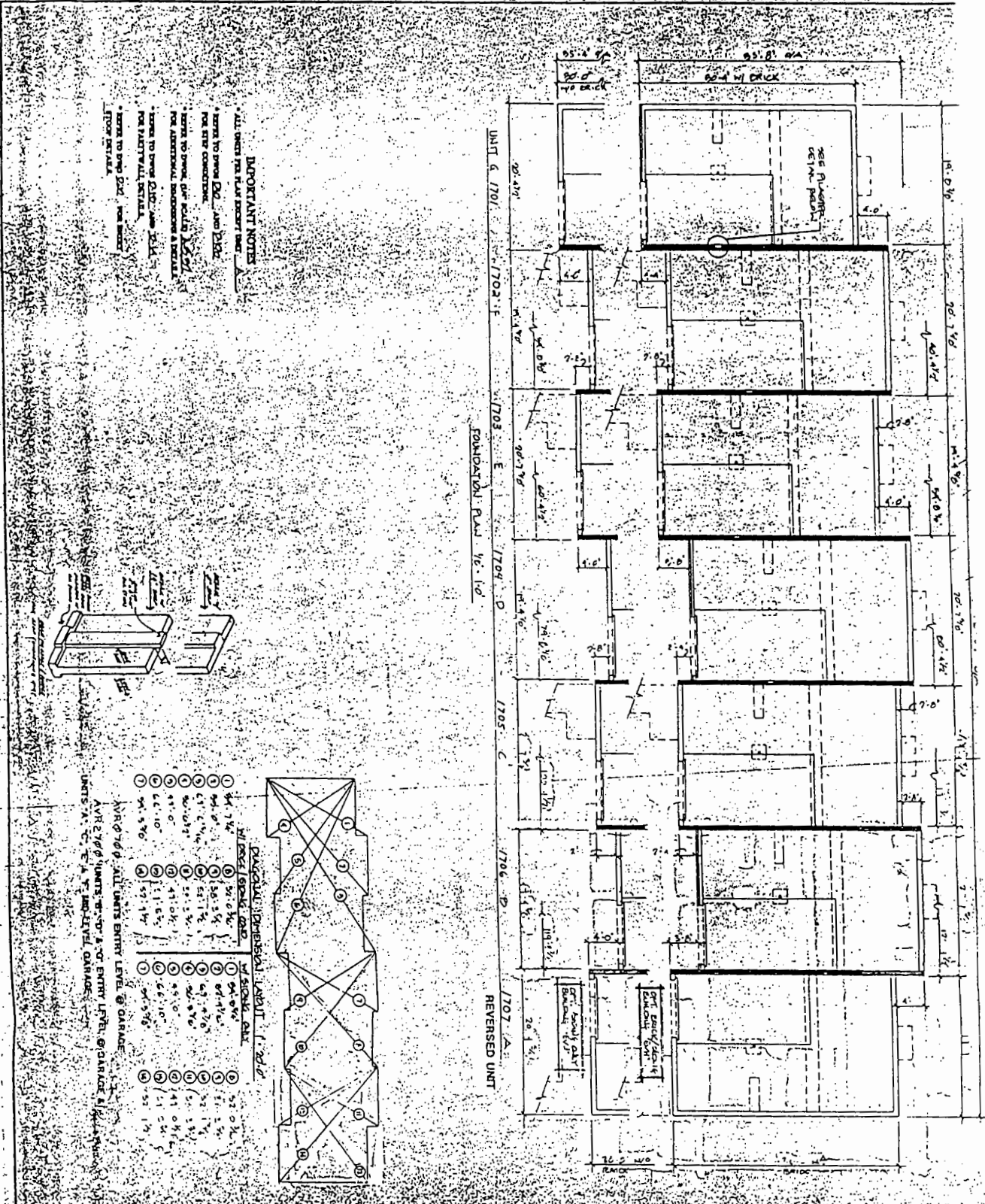
The Association shall have power to borrow only to the extent authorized under the Declaration. The total debts of the association outstanding at any time shall not exceed the total of three (3) years' assessments current at that time, provided that authority to exceed said maximum in any particular case may be given by an affirmative vote of a majority of the votes of each class of members who are voting in person or by proxy at a meeting duly called and held in accordance with the provisions of Article 5 hereof.

No mortgage, lien or encumbrance shall be placed on the Common Areas unless such mortgage, lien or encumbrance shall have been approved by an affirmative vote of two-thirds of the Board of Directors.

Notwithstanding anything contained herein or in the Declaration to the contrary, the Association shall have the power, without a required affirmative vote of its Members, to borrow and grant as security therefor a mortgage, lien, encumbrance, security interest, and/or pledge, as the case may be, for the purpose of financing the acquisition of the Adams Ridge Water System.

ARTICLE XIII
AMENDMENTS

Except as otherwise specified in the Articles, the Declaration or these By-laws, these By-laws may be altered, amended and repealed, and new By-laws may be adopted, by the vote of Members entitled to cast at least a majority of the votes which all Members are entitled to cast, or by the vote of a majority of the full Board of the Association, at any regular or special meeting. In the case of a meeting of the Members, written notice shall be given to each Member that the purpose, or a purpose, of the meeting is to consider the adoption, amendment or repeal of the By-laws, and such notice shall include a copy of the proposed amendment or a summary of the changes to be effected thereby. The Board shall not have the authority to adopt or change a By-law on any subject that is committed expressly to the Members by any of the provisions of Section 5504(b) of the Pennsylvania Non-Profit Association Law of 1988, as amended or supplemented from time to time.



IMPORTANT NOTES

- ALL NOTES PER PLAN SHEET DATE 1/1/00
- REFER TO DWG. 200 AND 201 FOR FIRE CONDITIONS.
- REFER TO DWG. 200 FOR ADDITIONAL INFORMATION.
- REFER TO DWG. 200 FOR PARTIAL DETAILS.
- REFER TO DWG. 200 FOR FLOOR DETAILS.

UNIT 6 701 702 703 704 705 706 707
 FOUNDATION PLAN 1/1/00
 REVERSED UNIT

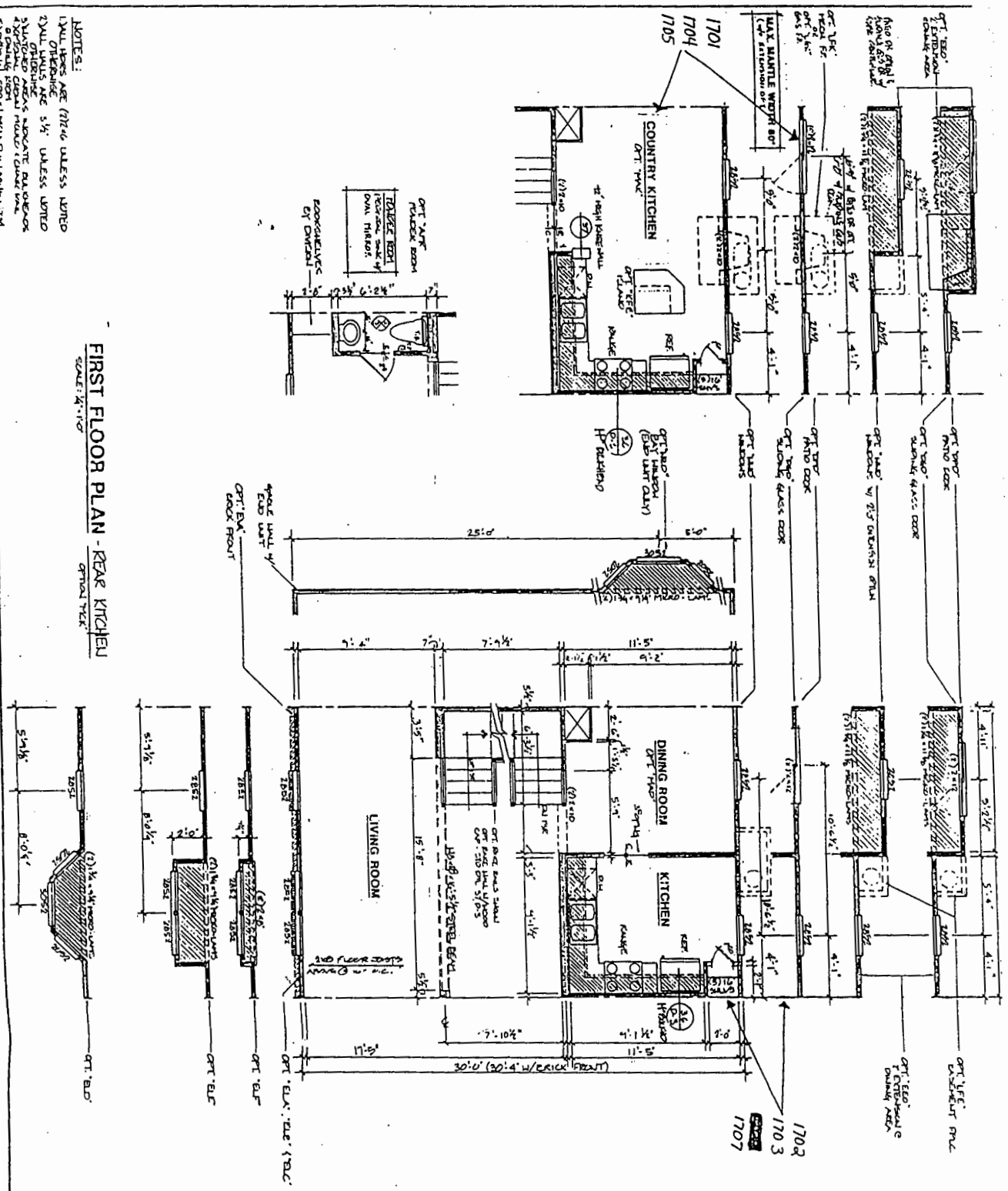
A-2	FARFIELD	DATE: 1/1/00
UNIT 600 FOUNDATION	DRAWN BY: MJK	CHECKED BY: MJK
OPTION 1: 2-LEVEL GARAGE	OPTION 2: 1-LEVEL GARAGE	OPTION 3: NO-LEVEL GARAGE



REV. NO.	DATE	REMARKS
1	1/1/00	REV. 1'-0" OFFSET TO 1'-0" O.C.
2	10-1-00	REVISED SETBACKS 1.0
3		ISSUED FOR CONSTRUCTION

NOTES:
 1. ALL DIMENSIONS ARE (7/16) UNLESS NOTED
 2. ALL OTHER DIMENSIONS 5/16 UNLESS NOTED
 3. ALL OTHER DIMENSIONS 5/16 UNLESS NOTED
 4. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 5. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 6. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

FIRST FLOOR PLAN - REAR KITCHEN
 SCALE: 1/4" = 1'-0"



SHEET NO.	MODEL	SET NO.
A-6	FAIRFIELD	AF20100
	DRAWING TITLE	DATE
	FIRST FLOOR PLAN	J. OTT
	OPTION DESCRIPTION REAR KITCHEN W/ ENTRY LEVEL 0 GARAGE	OPTION NO.
53		



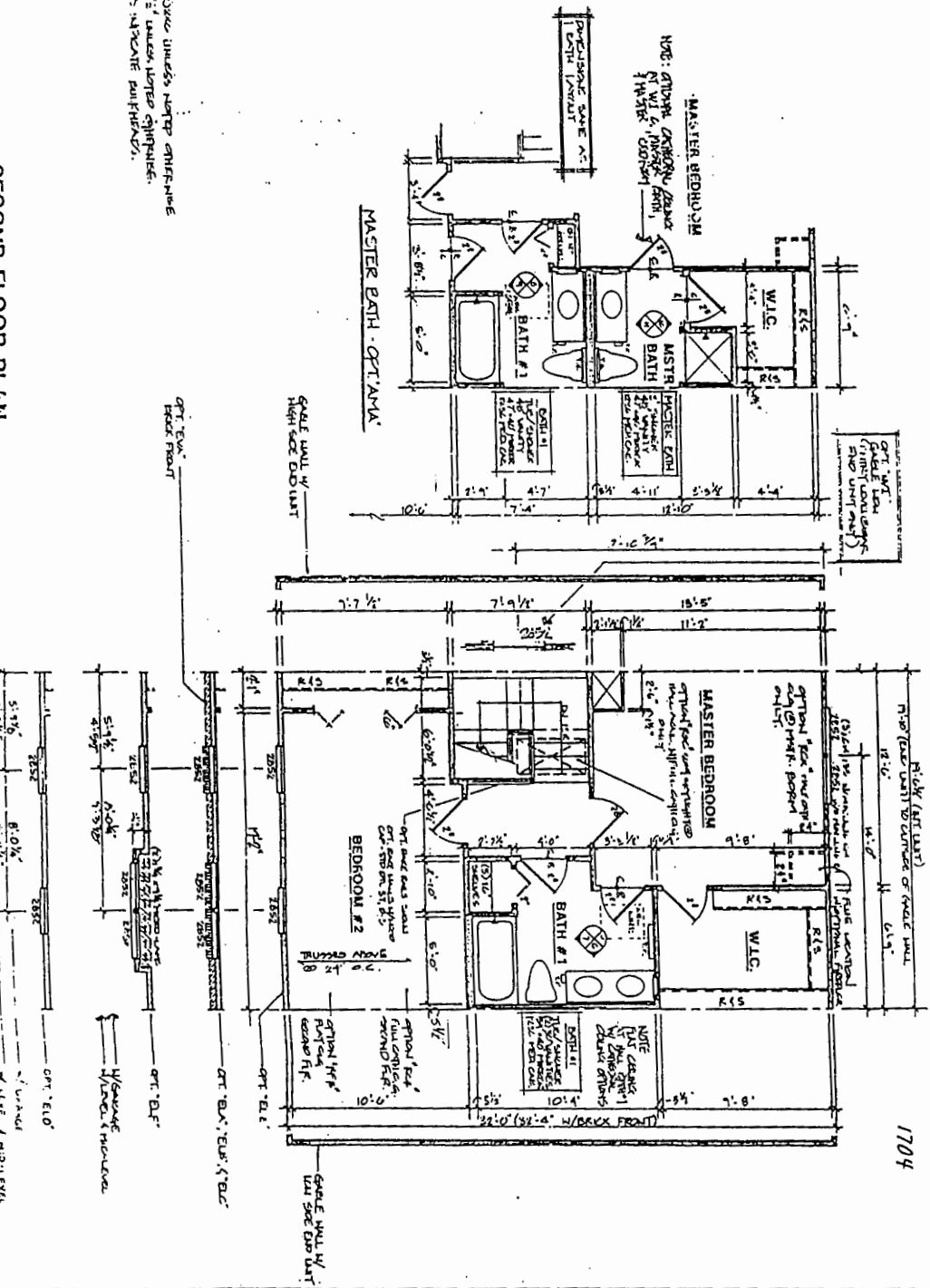
I do not warrant that these drawings shall conform to all local building requirements and regulations. I warrant that these drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer.
 I warrant that these drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer.
 I warrant that these drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer.
 2-25-72 ISSUED FOR CONSTRUCTION

REV. NO.	DATE	REVISIONS	BY
6	4-24-73	ADD GAS R.P.	DR
7	1-2-74	2" PR REV.	DR
8	2-12-74	REV. HD. LUG. N/PLU	DR
4	4-11-73	APPRO. ENL. HOE	DR
5	4-18-73	REV. ST. CH. IN HEAT	DR

NOTE:
 1) ALL ROOMS ARE COVERED UNLESS NOTED OTHERWISE
 2) ALL WALLS ARE 5/8" THICK UNLESS NOTED OTHERWISE
 3) DIMENSIONS ARE IN INCHES UNLESS NOTED OTHERWISE

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

2 BEDROOM - OPT. BATH



1704

SHEET NO.	MODEL	SET NO.	DATE	REV. NO.	DATE	REVISIONS
A-7	FAIRFIELD	AF20100 08	1-21-96	11	1-21-96	2 nd OR REV. DR
	DRAWING TITLE	DRAWN BY		12	2-15-96	REV. 65 PMS TO (3) C.
	SECOND FLOOR PLAN	J. OTT		3	4-1-95	ADDED BATH NOTE J.C.
	OPTION DESCRIPTION	OPTION NO.		7	6-17-95	REMOVED BATH FROM TO OUTLINE J.C.
501	2 BEDROOM - 1 1/2 BATH	BB		10	11-25-95	BATH #1 TURN WALL TO 7'-0" J.C.

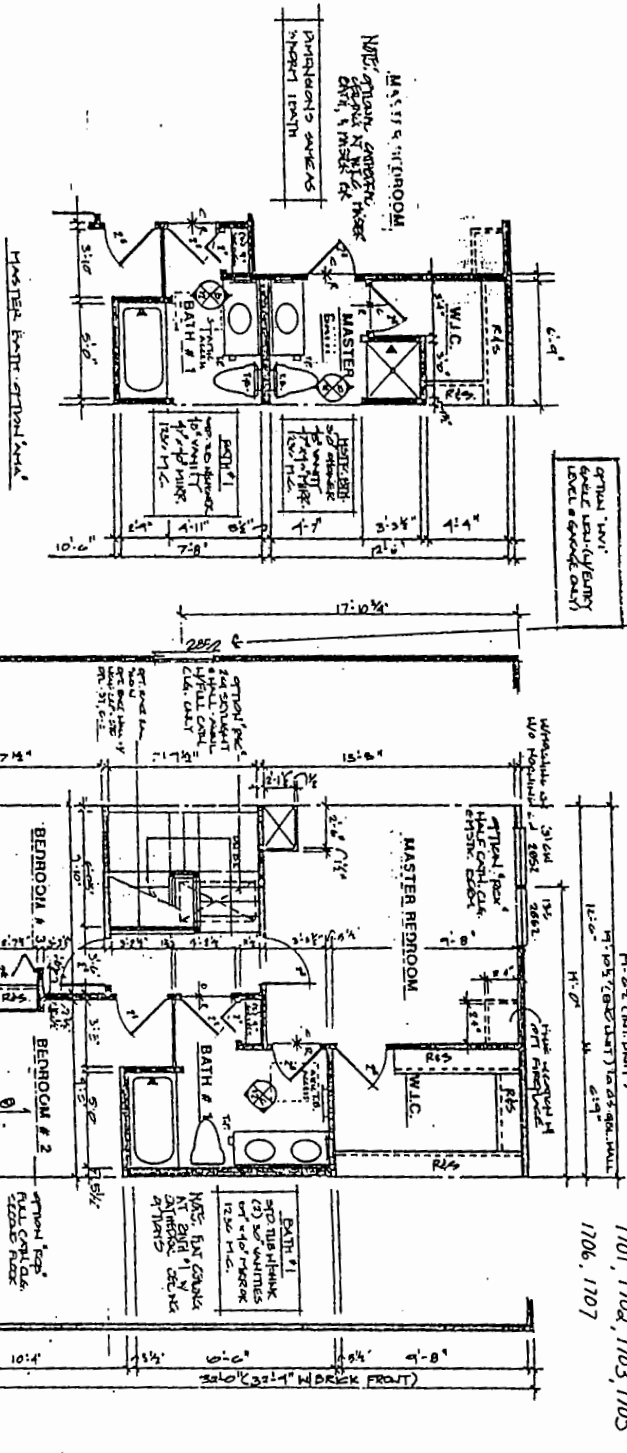


"I do hereby certify that this is a true and correct copy of the original specifications and plans as submitted to me and as approved by me for construction. I am not responsible for any errors or omissions in these plans, drawings or specifications, nor for any changes or alterations made to them after they have been approved by me for construction. I am not responsible for any delays or stoppage of work or for any loss or damage to property or for any other consequences of any kind resulting from the use of these plans, drawings or specifications."

1-20-96 ISSUED FOR CONSTRUCTION

NOTE:
 DIMENSIONS ARE (2) DECIMALS UNLESS NOTED
 DIMENSIONS ARE 3/8" UNLESS NOTED
 DIMENSIONS ARE UNLESS NOTED
 DIMENSIONS ARE UNLESS NOTED

SECOND FLOOR PLAN



SHEET NO. A-7	MODEL FAIRFIELD	SET NO. 1		<small>It is the buyer's responsibility to verify the accuracy of the information provided in this plan. The buyer should consult with the architect or engineer for any questions or clarifications. The buyer should also verify the accuracy of the information provided in this plan. The buyer should also verify the accuracy of the information provided in this plan.</small>	REV. NO.	DATE	REVISIONS
	DRAWING TITLE SECOND FLOOR PLAN	DRAWN BY SKJ			6 4-11-93 ADDED RAIL NOTE JOT 7 6-11-93 REVISED MASTER BATH TO 2' x 5' 1/2" - 2' 8 11-23-93 REVISED BATH #2 (HALL) DIM. JOT 9 1-21-94 1st DR. REV. DMS 10 7-15-94 REV. COMPS TO (2) DMS		
OPTION DESCRIPTION DRG 1 1/2 BATH	OPTION NO. EC15	OPTION NO. EC15	Ryan Homes An REVR Company	ISSUED FOR CONSTRUCTION			

