

1. Paragraph 4 of the Declaration shall be amended to include the following language:

Specifically pertaining to outbuildings and sheds, the following regulations shall apply.

1. Maximum size – 175 square feet.
2. Exterior colors shall match the colors of the residential dwelling.
3. Metal outbuildings or sheds shall be prohibited.
4. The owner of a Single Lot shall submit a plot plan to Declarant depicting the location of the existing dwelling, driveway, proposed location of outbuilding or shed, the materials to be used, and any other relevant information required by the Declarant. This plan shall be prepared by a professional engineer or professional land surveyor and shall contain the signature of such professional engineer or professional land surveyor. The plot plan shall be submitted with a fee of Seventy-Five Dollars (\$75.00) payable to the Sand Springs Homeowners Association. The Sand Springs Homeowners Association shall have a period of two (2) weeks to review the plot plan and advise the Single Lot owner of its decision. In the event Declarant approves the design and location of the proposed outbuilding or shed, Single Lot owner shall obtain the required permit from Butler Township prior to installing same.

- 5. The outbuilding or shed shall be located in the rear of the property, however, shall be located more than twenty-five (25') feet from the rear lot line.
- 6. In no event, shall an outbuilding or shed be located within any easement affecting the property.
- 7. This provision shall be subject to any and all provisions set forth in the Master Declaration of Covenants, Easements, Conditions and Restrictions of Sand Springs Golf Community recorded in Record Book 2626, Page 995, in the Luzerne County Recorder of Deeds Office.

2. In all other respects, not in conflict with the Single Family Lot Declaration and Amended Single Family Lot Declaration, the Single Family Lot Declaration and Amended Single Family Lot Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Charles M. Tuskes, President of Sand Springs Development Corp. ("Declarant") has executed this Second Amended Single Family Lot Declaration this ____ day of June, 2003.

ATTEST:

SAND SPRINGS DEVELOPMENT CORP.

By: _____
CHARLES M. TUSKES, PRESIDENT