

AMENDED & RESTATED
AMENDMENT TO RULES & REGULATIONS – NON-SMOKING

This Amended & Restated Amendment to Rules & Regulations – Non-Smoking (“Amendment”), effective as of the date identified below, amends and supplements the Shawnee Village Community Rules and Regulations, as previously amended by that certain Amendment to Rules & Regulations – Non-Smoking effective April 1, 2013 (collectively, the “Rules & Regulations”), of the River Village Owner’s Association (the “Association”) to clarify the non-smoking rules and regulations of the River Village, Phase IIIA, Stage I project of the Shawnee Village Planned Residential Development located at Shawnee Village in Pennsylvania (the “Resort”).

Accordingly, the Association has determined it to be in the best interest of all owners and guests of the Resort to adopt and implement the following non-smoking rule at the Resort (“Rule”):

No Owner or Guest shall smoke any substance (including, without limitation, cigarettes, cigars, pipes, marijuana, or electronic cigarettes) in any Unit, Common Elements, or any other area not specifically designated as a smoking area. In the event of any violation of this Rule, the Board of Directors, or Management Firm, reserves the right to assess the respective Owner or Guest such a fee as may be determined by the Board of Directors from time to time. Nothing in this Rule is intended to grant any Owner or Guest any right to smoke or otherwise utilize any illegal substances within any Unit, Common Elements, or any other portion of the Resort, whether or not a permitted smoking area.

Except as modified by this Amendment, all of the terms and conditions provided in the Rules & Regulations shall remain in full force and effect pursuant to the tenor thereof. Notwithstanding the forgoing, in the event of any conflict between this Amended & Restated Amendment to Rules & Regulations – Non-Smoking and any other terms or conditions of the Rules & Regulations, including, without limitation, any prior Amendment to Rules & Regulations – Non-Smoking, the terms and conditions of this Amendment shall govern and prevail.

This Amendment has been APPROVED AND RATIFIED by the Board of Directors of the Association on this 9th day of SEPTEMBER, 20 17.



Signature
Name: RIITA GORDON
Title: PRESIDENT