



**AMENDED AND RESTATED BY-LAWS OF TUSCANY ESTATES
ASSOCIATION, INC.**

The capitalized terms used in these By-Laws without definition shall have the same

Article I
The Association

SECTION 1.01 Membership. The Members of the Association are Unit Owners of the Tuscany Estates Association, Inc. Each Unit Owner becomes a Member of the Association at the time he or she acquires legal title to a Unit at Tuscany Estates Association, Inc., and membership shall be appurtenant to and may not be separated from such ownership. All Members are obligated to abide by the terms and conditions of the Declaration, these By-Laws, the Rules and Regulations and the Act.

SECTION 1.02 Responsibility. The Association shall be responsible for administering and managing the Planned Community; for insuring, repairing, maintaining and replacing the Common Elements and repairing, maintaining and replacing the Controlled Facilities, pursuant to the Amended and Restated Declaration and these By-Laws; for establishing means and methods to set and collect assessments and charges; for providing management of the operations of the Planned Community; and for performing all other acts and services that may be required or permitted pursuant to the Act and the Declaration.

- A. The foregoing responsibilities of the Association shall be performed primarily by the Board of Directors and/or by a managing agent appointed and hired by the Board.

SECTION 1.03 Association Meetings. Meetings of the Association shall be held at a place convenient for the Members, as designated and noticed by the Board of Directors.

SECTION 1.04 Annual Meeting. The Annual Meeting of the Association shall be held each year, the date, time and location of which shall be designated by the Board of Directors.

- A. Annual Meeting Agenda. At the Annual Meeting, the Members of the Association shall elect the Board of Directors and approve the budget for the following calendar year, in accordance with the provisions of these By-Laws and subject to the Declaration, and shall conduct all other business of the Association. Only those items placed on Agenda will be voted on at the time of the Annual Meeting.
- B. Notice of the Annual Meeting. All Members of the Association shall be notified of the date, time, location and agenda of the Annual Meeting at least fifteen (15) days prior to the meeting in writing delivered via hand-delivery, regular mail or electronic mail.

1
DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania
INSTRUMENT NUMBER
201817935
RECORDED ON
JUL 19, 2018
10:16:25 AM
Total Pages: 16
RECORDING FEES \$53.00
TOTAL PAID \$53.00
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SECTION 1.05 Special Meetings. Special Meetings may be called by a majority of the Board of Directors, or by a petition signed by at least one-third (1/3) of the voting Members of the Association. Such petition for special meeting shall be presented to the Secretary or the managing agent, with the required number of signatures and shall include a clear statement of the purpose of the meeting. The Secretary or managing agent may confirm the signatures of the petition and notify the President of the call for a special meeting. No business may be conducted or transacted at such special meeting except those matters stated in the petition.

- A. Special Meetings shall be held within forty-five (45) days after receipt of such Member petition, unless the purpose of the special meeting includes action to reject the annual or capital budget as proposed by the Board under the procedures established in the Act, in which case the special meeting shall be held within fifteen (15) days from the receipt of the petition.

SECTION 1.06 Notice of Unit Owner Meetings. The Secretary or the managing agent shall give notice to each Unit Owner of the annual, regular or special meetings of the Unit Owners. Such notice shall be delivered to all Members via hand-delivery, regular mail and electronic mail. This information may also be posted on the Association website.

- A. All notices of annual and special meetings of the Unit Owners shall be delivered at least fifteen (15) days prior to the meeting.
- B. The notice shall state the time, place, location and agenda for the meeting. The agenda shall include specific items to be discussed and/or voted on at the meeting. Only those items on the agenda shall be discussed at the time of the meeting.
- C. All notices shall be delivered to the address or electronic mail address on file with the Association and delivery to such address shall be considered proper service of notice.

SECTION 1.07 Voting Rights.

- A. There shall be one (1) vote per Unit, subject to authority of the Board of Directors to suspend voting rights as provided in the Declaration.
- B. Entity Unit Owners as Members. The following procedures regarding Association membership and voting shall apply to Units with multiple owners and Units owned by trusts and corporate entities:
 - i. Corporate Unit Owners. If the Unit Owner Member is a corporation, joint venture, partnership or unincorporated association, the person entitled to vote shall be the person registered with the Association. This certificate shall be valid until revoked and replaced by a subsequent certificate properly executed and submitted.

- ii. Trust Unit Owners. If the Unit Owner Member is a trust, the person entitled to vote shall be the trustee(s) registered with the Association.
- C. Units with Multiple Owners. If a Unit is owned by more than one person, the person entitled to vote shall be the person registered with the Association. This Certificate shall be valid until revoked and replaced by a subsequent Certificate properly executed and submitted.
 - i. In the absence of the person designated to vote for such Multiple Ownership groups, another Member of the ownership group who is present at the meeting may vote for that Member.
 - ii. If more than one Member of such Multiple Ownership groups is present at a meeting where a vote is taken, the vote of this Member shall be taken on in accordance with his/her Owner's Certificate of Membership as filed with the Association.
 - iii. There shall be a presumption of unanimous agreement if any one Member of a Multiple Ownership group casts the vote allocated to that Unit unless prompt protest is made to the presiding Officer at the Meeting by any other co-owner of said Unit.

SECTION 1.08 Voting Majority. Except when voting to elect Members of the Board of Directors, or where a greater number of votes is required by the Act, the Declaration, or these By-Laws, a majority vote of fifty plus one percent of the Members present in person, or represented by proxy and entitled to vote, is required to take action or adopt a resolution.

SECTION 1.09 Proxy. A vote may be cast in person by a Member, or a Member may assign his/her proxy to another Member. A proxy may appoint only another Member of the Association. Proxies must be executed in writing and shall be valid only for the specific matter or meeting stated in the written proxy. Duly executed proxies must be submitted to the Secretary at least forty-eight (48) hours prior to the scheduled meeting time and shall be considered invalid if the Association receives said proxy less forty-eight (48) hours prior to the scheduled meeting time or upon receipt of written notice from the grantor of revocation of said proxy prior to the meeting being called to order. A proxy is void if it is not dated or purports to be revocable without notice.

SECTION 1.10 Conduct of Meetings. Association meetings shall be conducted by the President, or in the President's absence, the Vice President shall preside. The Secretary or their designee shall keep minutes of all meetings, record attendance, and maintain a record of all resolutions and transactions which occur at Association meetings. To the extent practical, Robert's Rules of Order shall be the standard of conduct for Association meetings, and the President may appoint a person to act as Parliamentarian at meetings.

SECTION 1.11 Quorum. Except as set forth herein, the presence in person or by proxy, ten (10%) percent of all Association Members entitled to vote, shall constitute a quorum to conduct Association business. If a meeting is adjourned for failure of a quorum, a quorum shall automatically be deemed present at the second meeting.

Article II Board of Directors

SECTION 2.01 Board. The Association shall be governed by a Board of Directors of no less than three (3) and no more than five (5), so long as the same is an odd number, all of whom shall be Unit Owners.

SECTION 2.02 Duties and Responsibilities. The Board of Directors is responsible for implementation and oversight of the duties and services required to operate the Association and the Planned Community, to serve the interests of the Unit Owners and the community as a whole. These duties may include, but are not limited to:

- A. Management and Delegation of Management. The Board may engage a person or entity to manage some or all of the duties and services required to operate the Association and the Planned Community. The Board shall issue such management agent a contract stating the fee or compensation rate, and identifying the duties and responsibilities of the agent and those reserved for the Board.
- B. Reserved Duties and Responsibilities. The following powers, granted to the Board by the Act, and these By-Laws, may not be delegated:
 - i. To propose and adopt the annual operating budget and capital expense budget for the Association, subject to approval by the Unit Owners as provided by these By-Laws;
 - ii. To maintain an adequate reserve fund;
 - iii. To maintain a depository account with a bank or financial institution and to designate authorized signers on behalf of the Association;
 - iv. To make financial commitments or secure loans for the Association.

SECTION 2.03 Election of Board. At the Annual Meeting of Unit Owners, the Unit Owners shall elect a Board of Directors pursuant to the provisions of the Declaration and these By-Laws. To the extent possible based upon the individuals willing to serve on the Board of Directors, the Board shall be made up of at least one (1) townhouse Unit Owner, one (1) patio home Unit Owner and one (1) single-family Unit Owner, so that each Unit type has at least one (1) representative serving on the Board of Directors.

SECTION 2.04 Terms of Office. Members of the Board shall be elected for two (2) year terms. Notwithstanding the foregoing, to provide for staggered Board terms, beginning with the next election following the adoption of the within Amended and Restated By-Laws, the two (2) Board Members with the most votes shall serve a term of two (2) years, with the remaining Members elected to serve a term of one (1) year. Each Board Member shall hold office from the date of his or her election until the first of one of these events occurs:

- i) Expiration of their term;
- ii) Election of their successor;
- iii) Judgment of legal incompetency to hold office;
- iv) Removal or resignation from office;
- v) Death;
- vi) Sale of his or her Unit.

SECTION 2.05 Consecutive Terms. Any Member of the Board may serve unlimited consecutive terms.

SECTION 2.06 Election for Unequal Terms. If Board Members are being elected to serve or complete unequal terms, the candidate receiving the highest number of votes shall be elected to the longest terms, subject to the requirements stated herein if necessary to preserve staggered Board terms.

SECTION 2.07 Nominations. Members of the Association who are qualified to be elected to the Board, as set forth in the Declaration and these By-Laws, may be self-nominated or nominated by another Member by submitting a petition signed by at least two (2) additional Association Members, with confirmation of the nominee's willingness to serve and a brief statement of his/her qualifications, to the Secretary or the managing agent at least thirty (30) days prior to the meeting where Board Members will be elected or within a shorter timeframe as designated by the Board. No nominations shall be accepted from the floor.

SECTION 2.08 Removal or Resignation of Board Members. One or more Members of the Board may be removed with or without cause, by majority vote of the Members entitled to vote at any Regular or Special Meeting of the Association.

- A. In filling such vacancies on the Board, the Members must comply with requirements of the Declaration and the By-Laws to maintain the ratio of representation for Owners of the various types of Units in the Planned Community.
- B. Any Member proposing removal of a Board Member for cause shall give written notice to the Secretary of such action, and that Board Member shall then be given at least ten (10) days' notice of the meeting where such petition will be considered. The Board Member proposed for removal shall be given time and opportunity to be heard prior to any vote being taken on the Petition for Removal.

- C. Any member of the Board may resign at any time, and shall be deemed to have resigned from the Board upon sale or legal transfer of the title of his/her Unit.

SECTION 2.09 Vacancies. The Board of Directors, upon a majority vote of the remaining Board Members, shall fill any vacancy in its membership and said appointee shall serve for the remaining term of such vacancy. In filling such vacancies, the Board shall ensure the required ratio of representation of Unit Owners is maintained.

SECTION 2.10 Regular Meetings of the Board. Regular Meetings of the Board of Directors shall be held no less than four times per year, with one meeting per calendar quarter, at a time and place set by the President. Notice of Regular Board Meetings shall be given to all Board Members at least five (5) business days prior to the meeting.

SECTION 2.11 Special Meetings of the Board. Special Meetings of the Board of Directors may be called by the President, or by request of two or more Board Members, and shall be held within five (5) days of such call. Notice of Special Board Meetings shall be given to each Board Member with the time, place, location and agenda for such meeting.

SECTION 2.12 Waiver of Notice. Any Member may waive notice of any meeting of the Board at any time, in writing, and such waiver may be deemed to be proper notice. Attendance of the Member at any meeting of the Board shall constitute waiver of notice of such meeting. If all Members are present at a duly-called meeting of the Board, no notice shall not be required and business may be conducted at such meeting.

SECTION 2.13 Quorum. A majority of the duly-elected Board Members shall constitute a quorum to conduct business at a Regular or Special Board Meeting, and the majority vote of Members where a quorum is present shall constitute a decision by the Board. If a quorum is not present at any Board Meeting, those present may adjourn the meeting at any time, and any business proposed at such meeting shall be considered at the next meeting. Members of the Board may participate in any meeting via telecommunications so long as all Members can hear and communicate with each other, and such participation shall count as presence for a quorum.

SECTION 2.14 Conduct of Board Members. The President shall preside at Board meetings and the Secretary or its designee shall keep minutes and record all action taken and resolutions considered at such meetings. The Vice President shall preside at meetings when the President is not available.

SECTION 2.15 Action in Lieu of Meeting. Any action required or permitted to be taken by the Board at a Regular or Special Meeting may be taken without a meeting if all Board Members consent, individually and collectively, in writing to such action. Any such written consent to act shall be filed with the minutes of the Board of Directors.

SECTION 2.16 Conflict of Interest. Contracts or other transactions between the Association and a Board Member, or between the Association and any corporation, business firm, or Association where a Board Member is a Director, Officer, employee or has a direct financial interest, shall be avoided.

- A. Contracts or transactions involving potential conflicts of interest by a Board Member may be considered if the Member discloses such information to the Board, which shall be noted in the minutes, and the interested Board Member shall abstain from voting on the matter.
- B. The Board may approve such contract or transaction by a majority vote of the remeber Members sufficient for approval without the vote of the Member in conflict. The contract or transaction must be shown to be in the best interests of the Association at the time it is authorized and approved by the Board.
- C. The presence of a Board Member with such disclosed conflict at a meeting where a vote is taken may be counted toward determining a quorum even though the member abstains from voting on the contract or transaction.

SECTION 2.17 Committees. From time to time as needed, the Board may appoint Committees to study matters and recommend action(s) within the powers and responsibilities of the Board. Such Committees may include persons who are not Members of the Board or the Association, who have special expertise required to fulfill the Committee's charge, including but not limited to accountants, attorneys, engineers and contractor.

- A. The Board may appoint an Ad Hoc Committee of Owners of Patio Homes and Townhouses, or a Cluster of Patio Homes and Townhouses, to make recommendations on the maintenance, repair or replacement of Controlled Facilities benefitting such Units, and for assessment of Unit Owners for the Expenses association with such recommendations. Such recommendations shall be advisory in nature and not binding on the Board.

Article III Officers

SECTION 3.01 Principal Officers. The Principal Officers of the Association are President, Vice President, Secretary and Treasurer, all of whom are elected by the Board of Directors. The Board may appoint other Officers as needed to carry out the business of the Association. If the Board consists of three (3) Members, then a Board Member may serve as both Secretary and Treasurer.

SECTION 3.02 Officer Duties and Responsibilities. Except as otherwise designated or delegated to the property manager or other individuals, the duties and responsibilities of the Principal Officers of the Association are:

- A. President: The President is the Chief Executive Officer of the Association and presides at all annual, regular and special meetings of the Association and the Board. The President carries all the powers and responsibilities normally invested in the office of President of a nonprofit corporation organized under the law of the Commonwealth of Pennsylvania.
- B. Vice President: The Vice President assists the President in governance of the Association and performs the duties of the President when he/she is not able to do so. The Vice President carries out executive duties as delegated or assigned by the President or the Board.
- C. Secretary: The Secretary keeps the official records, books and minutes of the Association and the Board, and maintains the Certificates of Ownership and the official register of Association Members with the mailing address and contact information of all Members. The Secretary performs other duties assigned by the President and normally invested in the Secretary of a nonprofit corporation organized under the laws of the Commonwealth of Pennsylvania.
- D. Treasurer: The Treasurer is responsible for the financial activity and records of the Association and the Board, and has oversight over all accounting, auditing, bookkeeping, accounts receivable and payable, depository accounts, investments, collection of assessments, and payment of Association expenses such as taxes and insurance. The Treasurer is a signatory on all Association bank and depository accounts, and oversees delegation of financial responsibility to employees or management entities. The Treasurer carries all the powers and responsibilities normally invested in the Office of Treasurer of a nonprofit corporation organized under the laws of the Commonwealth of Pennsylvania. The President may appoint an Assistant Treasurer, and the Board may require that the Treasurer and Assistant Treasurer must be Members of the Association and resident of Tuscany Estates.

SECTION 3.03 Election of Officers. The Principal Officers of the Association shall be appointed by the Board of Directors following the Annual Meeting each year.

SECTION 3.04 Removal and Replacement of Officers. An Officer may be removed with or without cause by majority vote of the Board, and a successor elected to fill that position for the remainder of the term at a Regular or Special Meeting of the Board. If an Officer resigns or dies during his/her term of officer, the Board will appoint a successor to complete the remainder of the term for the officer at a Special Meeting of the Board. This provision only provides the Board with authority to remove a Member from office and shall not apply to removal of the Member from the Board.

SECTION 3.05 Compensation. No Officer or the Association shall receive compensation for their services, but may be reimbursed for personal expenses incurred in performing Officer duties, such as travel, telecommunications, postage, et cetera.

Article IV Budget and Expenses

SECTION 4.01 Association Budget. Each year, the Executive Board shall adopt an annual budget for the Association for the next following calendar year containing an estimate of the total amount considered necessary to pay the maintenance, management, operation, repair and replacement of the Common Elements and any other obligation of the Association as defined by the Declaration or these By-Laws, including necessary reserves for contingencies and replacements. The budget shall include the annual assessment to all Unit Owners for their pro rata share of the Common Facility Expenses, and the separate assessment to Patio Homes and Townhouse Units for their pro rata share of the Controlled Facilities Expenses as defined by the Declaration and any allocation toward reserves.

SECTION 4.02 Approval of the Budget by the Unit Owners. At the annual meeting each year, the Board of Directors shall present the proposed budget as approved by the Board of Directors to the Unit Owners for approval. The proposed budget shall be included in the Notice of Annual Meeting sent to each Unit Owner in accordance with these By-Laws. The budget shall be approved by a majority vote of those present in person or by proxy at the annual meeting. In the event that the Unit Owners shall fail to approve the budget, the budget for the current calendar year shall remain in effect unless and until a budget is approved by the Unit Owners in accordance with this Section.

SECTION 4.04 Fiscal Year. The fiscal year of the Association shall be the calendar year, unless otherwise established by the Board of Directors.

Article V Compliance and Default

SECTION 5.01 Relief from Liability. Each Unit Owner shall be governed by and comply with all of the terms and requirements of the Declaration, the Act and these By-Laws, and the Rules and Regulations of the Association, as they are amended from time to time. In addition to remedies provided by the Act and in the Declaration, in the event of default by a Unit Owner, the Association shall be entitled to the relief provided herein.

SECTION 5.02 Additional Liability. Each Unit Owner shall be liable for the expenses of maintenance, repair and replacement deemed necessary by the inaction, neglect or carelessness of the Owner, or his tenants, family, guests or contractors to the extent that such expense is not covered by insurance policies carried by the Association. Nothing herein shall be construed to affect or modify any waiver by an insurance carrier of its right of subrogation.

SECTION 5.03 Protection Against Omission or Delayed Action. Delay or omission on the part of the Association or Unit Owners in exercising any right, power or remedy provided herein in response to breach of the covenants, conditions reservations and restrictions shall not be construed as a waiver thereof or acquiescence therein, and no right or action shall be brought by anyone against the Association for or on account of its failure to bring action on account against any breach of these covenants, conditions, reservations and restrictions, or for imposing restrictions which may be unenforceable by the Association.

Article VI
Amendments

SECTION 6.01 Amendments. The Association By-Laws may be amended or modified by affirmative vote of a majority of the Association Members entitled to cast a vote at the Association.

Article VII
Indemnification

SECTION 7.01 Scope of Indemnification. If any Association Officer or Board Member is a party to an actual, proposed, pending or completed action, suit or legal proceeding of any nature, because of that person's position or role in the Association, that person shall be indemnified against reasonable expenses, including attorney fees, judgments, fines or settlements incurred by or imposed on as a result of such proceedings. Provided, however, that the Association shall not indemnify any such person when the act or failure to act giving rise to the claims for indemnification is determined by a court to constitute willful misconduct or recklessness, and, with respect to any criminal act or proceeding, unless such person has no reasonable cause to belief that his/her conduct was unlawful.

SECTION 7.02 Reimbursement of Expenses to Indemnification. To the extent that a Board Member or Association Officer is successful on the merits or in defense of any action, suit or proceeding described in this article, or in defense of any claim or issue therein, she/she shall be indemnified against reasonable expenses, including attorney fees, incurred by or imposed on said person in connection with this action, the Board shall determine what expenses are actually and reasonably incurred, and, in the event of controversy or disagreement, the person making the request for indemnification may ask the Court of Common Pleas of Washington County, PA to make such determination.

SECTION 7.03 Self-Dealing, Willful Misconduct and Recklessness. Except for the responsibility or other liability pursuant to a criminal action or for payment of taxes owed to state, municipal or other local jurisdiction, a Board Member shall not be personally liable for monetary damages for an action taken or failure to act unless the Board Member has breached or failed to perform his/her fiduciary duties and such breach or failure to perform constitutes self-dealing, willful misconduct or recklessness.

SECTION 7.04 Fiduciary Relationship. A Board Member shall stand in fiduciary relationship to the Association, and absent breach of fiduciary duty, lack of good faith, willful misconduct or self-dealing, actions taken by a Board Member or the failure to act shall be presumed to be in the best interests of the Association.

Article VIII
Miscellaneous General Provisions

SECTION 8.01 Books and Records. The Association shall keep records, books of account, and minutes of meetings, in addition to a complete roster of all Members. Copies of the Declaration, the By-Laws and Articles of Incorporation, the Association Rules and Regulations, and the books and records shall be available for inspection and review, at reasonable times and places, by and Member of the Association, or a bona fide lender, mortgage holder, guarantor or insurer. The Association may charge a reasonable fee to provide copies of such documents.

SECTION 8.02 Notices. Association Members shall be deemed to be duly noticed of all meetings, notices, demands, invoices, assessments, statements and other communications required by these By-Laws and the Declaration when such information is sent via regular mail or electronic messaging, or as otherwise as required by the Act. Such notices shall be sent to the Unit Owner at the address registered with the Association. It is the responsibility of the Unit Owners to submit updated contact information to the Association.

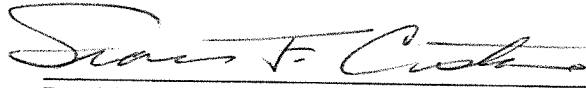
SECTION 8.03 Captions, Gender and Other References. The captions herein are used as a matter of reference and are not intended to define, limit or describe the scope of the provisions contained in these By-Laws. Gender references shall be neutral and singular references may be deemed to include plural, and vice versa, in proper context.

SECTION 8.04 Conflicts and Omissions. In the event of any conflict between the terms of this Declaration and the Act, the Act shall control except in those instances where the Act, by its own terms, permits variations or exceptions. Additionally, in the case of any relevant rights or obligations where this Declaration is silent, said rights shall be governed by the Act.

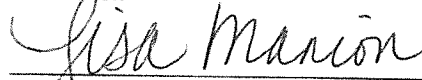
SECTION 8.05 Severability. Each of the covenants, conditions reservations and restrictions contained herein shall be considered to be an independent and separate agreement, and in the event that one shall be declared by a court or competent jurisdiction to be null and void for any reason, then such judgment shall not affect, modify, change, abrogate or nullify any of the other covenants, conditions, reservations and restrictions not so declared to be void, and all the remaining covenants, conditions, reservations and restrictions not expressly held to be void shall continue unimpaired and in full force and effect.

IN WITNESS WHEREOF, this Amended and Restated Declaration is adopted this 13th
day of June, 2017. 8

Tuscany Estates Association, Inc.:



President



Secretary

CERTIFICATE

We, Sean Costa, President of the Tuscany Estates Association, Inc., and
Lisa Marion, Secretary of the Tuscany Estates Association, Inc., hereby certify that
the foregoing Amended and Restated By-Laws have been consented to by at least sixty-seven
(67%) percent of the Unit Owners entitled to cast a vote Tuscany Estates Association, Inc.

Sean Costa
PRESIDENT

Lisa Marion
SECRETARY

ACKNOWLEDGEMENT

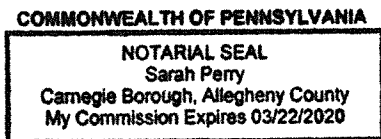
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF ALLEGHENY :

I, Sarah Perry, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that the Sean Costa and
Lisa Marion, President and Secretary of the Tuscany Estates Association,
Inc., personally appeared before me this day, and they acknowledged and swore that they signed,
sealed and delivered the said instrument as their free and voluntary act and deed for the uses and
purposes therein set forth and that the statements therein contained are true.

Given under my hand and notarial seal this 13th day of June, 2017.8

Sarah N. Perry
Notary Public

My Commission Expires:



DATE: 07/21/15
TIME: 14:06:51
USER: bonibrad

WASHINGTON CNTY
TAX ASSESSMENT
TUSCANY ESTATES ASSESSED PARCELS

PAGE #: 1

RPT ID: TA_MSTR_L

PARCEL	OWNER NAME	LOCATION	DEED-INFO	TYPE	AV TOTAL
640-009-03-00-0001-00	BOOTH JON B & ELIZABETH I	100 TUSCANY EST DR FINLEYVILLE	2014200960	R	30060
640-009-03-00-0002-00	ALTMAN DAVID & RENEE &	102 TUSCANY EST DR FINLEYVILLE	201101420	R	29131
640-009-03-00-0003-00	BREISINGER RYAN & KRISTY	104 TUSCANY EST DR FINLEYVILLE	201516343	R	29041
640-009-03-00-0004-00	ASKEW KENNETH S & GAIL D	106 TUSCANY EST DR FINLEYVILLE	200707556	R	27767
640-009-03-00-0005-00	EBERLEIN JOHN R & KIMBERLY N	108 TUSCANY EST DR FINLEYVILLE	200710528	R	27767
640-009-03-00-0006-00	CAMERON WILLIAM R & JAIME L	110 TUSCANY EST DR FINLEYVILLE	200725944	R	25444
640-009-03-00-0007-00	MOLINARO ELIZABETH M	112 TUSCANY EST DR FINLEYVILLE	201005027	R	26661
640-009-03-00-0008-00	MCPHERSON DAVID M	114 TUSCANY EST DR FINLEYVILLE	200636282	R	25724
640-009-03-00-0009-00	SHVARTS EDWARD & TRACEY	123 TUSCANY EST DR FINLEYVILLE	201313741	R	27114
640-009-03-00-0010-00	BOOKMYER BRIAN D & DEBBIE M	125 TUSCANY EST DR FINLEYVILLE	200824656	R	24558
640-009-03-00-0011-00	BUNDY MICHAEL D & LATOYA D	121 TUSCANY EST DR FINLEYVILLE	200804153	R	28848
640-009-03-00-0012-00	GILLIAM JAVAN D & KELLY N	115 TUSCANY EST DR FINLEYVILLE	200823968	R	27376
640-009-03-00-0013-00	DASCANIO PHILLIP A & MELODY L	113 TUSCANY EST DR FINLEYVILLE	201334841	R	28682
640-009-03-00-0014-00	CORRADO CHRISTINA	111 TUSCANY EST DR FINLEYVILLE	200313567	R	25181
640-009-03-00-0015-00	WOODS THOMAS J IV	109 TUSCANY EST DR FINLEYVILLE	200313565	R	23932
640-009-03-00-0016-01	HUNTER JOHN D & JEANINE M	10 CINQUE TERRA PL FINLEYVILLE	200635942	R	18004
640-009-03-00-0016-02	TRUESDALE SAPOS JOYCE	8 CINQUE TERRA PL FINLEYVILLE	200626320	R	17652
640-009-03-00-0016-03	ROSS JAMES N	6 CINQUE TERRA PL FINLEYVILLE	200707549	R	18680
640-009-03-00-0016-04	CAMERLENGO LAWRENCE II	4 CINQUE TERRA PL FINLEYVILLE	201307890	R	18002
640-009-03-00-0017-01	PACE PATRICK J & NANCY L	20 CINQUE TERRA PL FINLEYVILLE	200628127	R	18008
640-009-03-00-0017-02	FISHELL DARLENE K	18 CINQUE TERRA PL FINLEYVILLE	200628126	R	17915
640-009-03-00-0017-03	VARIABLE BRANDON M	16 CINQUE TERRA PL FINLEYVILLE	200712279	R	17651
640-009-03-00-0017-04	KUPROWICZ ELIZABETH JEAN	14 CINQUE TERRA PL FINLEYVILLE	201506334	R	19172
640-009-03-00-0018-01	HURST LYNN	30 CINQUE TERRA PL FINLEYVILLE	201323811	R	18002
640-009-03-00-0018-02	WIMER PATRICIA K	26 CINQUE TERRA PL FINLEYVILLE	200711281	R	17652
640-009-03-00-0018-03	ARDELIA ANTHONY M & JOYCE	24 CINQUE TERRA PL FINLEYVILLE	200714782	R	17653
640-009-03-00-0018-04	WILSON RONALD W	5 CINQUE TERRA PL FINLEYVILLE	200633485	R	18037
640-009-03-00-0019-01	KLEPPNER DANIEL E	7 CINQUE TERRA PL FINLEYVILLE	201515374	R	17648
640-009-03-00-0019-02	ENGLERT JOURDAN M & LOREN E	9 CINQUE TERRA PL FINLEYVILLE	20125018	R	17869
640-009-03-00-0019-03	GEREFFI RACHEL C	11 CINQUE TERRA PL FINLEYVILLE	201432546	R	17649
640-009-03-00-0019-04	UKASIK NICOLE	13 CINQUE TERRA PL FINLEYVILLE	201229535	R	17651
640-009-03-00-0019-05	STASH ELAINE S	15 CINQUE TERRA PL FINLEYVILLE	201229535	R	18019
640-009-03-00-0019-06	SIPES JAMES A	178 CINQUE TERRA PLACE FINLEYVILLE	201310846	R	19032
640-009-03-00-0020-01	JOHNSON LARRY R	176 CINQUE TERRA PLACE FINLEYVILLE	201310711	R	18741
640-009-03-00-0020-02	SINNEWAY KRISTEN S	162 CINQUE TERRA PL FINLEYVILLE	201228594	R	18942
640-009-03-00-0020-03	RECKER RONALD C & VIRGINIA A	160 CINQUE TERRA PL FINLEYVILLE	201101101	R	18784
640-009-03-00-0021-01	LAICK ALAN J	158 CINQUE TERRA PL FINLEYVILLE	201115452	R	18576
640-009-03-00-0021-02	SCHNACK KEITH D & JOAN E SMITH	156 CINQUE TERRA PL FINLEYVILLE	201226273	R	18370
640-009-03-00-0021-03	KENNETHAN KIM L	154 CINQUE TERRA PL FINLEYVILLE	201134386	R	18998
640-009-03-00-0021-04	GILMORE ROBERT E III & ADELINER R	152 CINQUE TERRA PL FINLEYVILLE	201112564	R	18657
640-009-03-00-0021-05	GRAHAM MEGHAN M	148 CINQUE TERRA PL FINLEYVILLE	201438817	R	18994
640-009-03-00-0021-06	PIERCE JAMIE L	146 CINQUE TERRA PL FINLEYVILLE	201439191	R	18786
640-009-03-00-0022-01	MURPHY SHAWNA L & WILLIAM L	144 CINQUE TERRA PL FINLEYVILLE	201510966	R	18974
640-009-03-00-0022-02	MASON RANDALL E & LINDA M	142 CINQUE TERRA PL FINLEYVILLE	201438403	R	18593
640-009-03-00-0022-03	BECKER ASHLEY E & MEGAN L	107 CINQUE TERRA PL FINLEYVILLE	201029091	R	18386
640-009-03-00-0022-04	GURGIOLO KELLY L & MATTHEW J	109 CINQUE TERRA PL FINLEYVILLE	201024646	R	18037
640-009-03-00-0023-01	PFARR DANA M	111 CINQUE TERRA PL FINLEYVILLE	201028255	R	18398
640-009-03-00-0023-02	LOUTITT DIANA L	115 CINQUE TERRA PL FINLEYVILLE	200934877	R	18213
640-009-03-00-0023-03	MARTIN THOMAS E	FINLEYVILLE	201438923	R	17728
640-009-03-00-0023-04	POTTER MATTHEW L	FINLEYVILLE			
640-009-03-00-0024-01	STARK JAISON J & CUSIC DANA L	FINLEYVILLE			
640-009-03-00-0024-02	HSBC BK USA	FINLEYVILLE			

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PARCEL	OWNER NAME	LOCATION	DEED-INFO	TYPE	AV TOTAL
640-009-03-00-0024-03	HUMBERT MATTHEW & KIMBERLY L	119 CINQUE TERRA PL	200934870	R	17735
640-009-03-00-0024-04	COSTA SEAN F	121 CINQUE TERRA PL	201231769	R	18218
640-009-03-00-0025-01	LEE TAE SONG	127 CINQUE TERRA PL	201425240	R	18057
640-009-03-00-0025-02	GOEMPEL FLORENCE V	129 CINQUE TERRA PL	200923735	R	17630
640-009-03-00-0025-03	WOLF SANDRA WIESEN	131 CINQUE TERRA PL	201329041	R	17820
640-009-03-00-0025-04	HUTCHESON DAVID S & DEBORAH A	133 CINQUE TERRA PL	201425497	R	17596
640-009-03-00-0025-05	RIGATTI BRANDON R & MEGHAN D	135 CINQUE TERRA PL	201228554	R	17618
640-009-03-00-0025-06	CIGNONI MARY JANE	137 CINQUE TERRA PL	201421308	R	18050
640-009-03-00-0026-01	HASCO KEVIN J	141 CINQUE TERRA PL	201108081	R	17976
640-009-03-00-0026-02	BOHONAK MELISSA A	143 CINQUE TERRA PL	200734331	R	17699
640-009-03-00-0026-03	ORENAK NANCY	145 CINQUE TERRA PL	200734336	R	17707
640-009-03-00-0026-04	KOMLENIC DAVID M	147 CINQUE TERRA PL	200823977	R	18038
640-009-03-00-0027-00	QUAKER ENGINEERING CO		200330354	L2	1482
640-009-03-00-0028-00	QUAKER ENGINEERING CO		200330354	L1	150
640-009-03-00-0029-00	QUAKER ENGINEERING CO		200330354	L1	37
640-009-03-00-0031-00	QUAKER ENGINEERING CO		200330354	L1	150
640-009-03-00-0032-00	QUAKER ENGINEERING CO		200330354	VO	4550
640-009-03-00-0033-00	QUAKER ENGINEERING CO		200330354	L1	2250
640-009-03-00-0034-00	QUAKER ENGINEERING CO		200330354	L1	8675
640-009-03-00-0035-00	QUAKER ENGINEERING CO		200330354	AO	876
640-009-03-00-0036-00	QUAKER ENGINEERING CO		200330354	L1	125
640-009-03-00-0037-00	TAYLOR NICOLE E & CURTIS J		201328031	L1	150
640-009-03-00-0038-00	QUAKER ENGINEERING CO		200330354	L1	37
640-009-03-00-0039-00	QUAKER ENGINEERING CO		200330354	L1	150
640-009-03-00-0040-00	QUAKER ENGINEERING CO		200330354	L1	150
640-009-03-00-0041-00	HURD DONALD A JR & EMILY T		200330354	L1	150
640-009-03-00-0042-01	FISCIOITANO GENO A		200330354	L1	150
640-009-03-00-0042-02	MEDEL JOHN A & JANET L		200712283	R	20291
640-009-03-00-0042-03	DAVIS MARK ALBERT		201221514	R	19467
640-009-03-00-0042-04	GRISWOLD WILLIAM R & PATRICIA A		201433172	R	19467
640-009-03-00-0043-01	JONES PATRICIA G		200712287	R	20438
640-009-03-00-0043-02	FOSTER RUSSELL J & KELLY A		200801555	R	25195
640-009-03-00-0043-03	CARMEN ROBERTA L		200734346	R	24638
640-009-03-00-0044-00	TODD ROBERT L & JENNIFER L		201509083	R	24560
640-009-03-00-0045-00	BIERNACKI JASON A & KARRI A		201124022	R	25197
640-009-03-00-0046-00	HARTY PAUL R		200819797	R	25205
640-009-03-00-0047-00	DEPRETIS RYAN J & JESSICA L BARONTI		201024670	R	26203
640-009-03-00-0048-00	LEONELLI ARMAND J & NICOLE A KOCI		201003698	R	24713
640-009-03-00-0049-00	VAIL CHRISTINA		201208158	R	29256
640-009-03-00-0050-00	WALSH JAMES M & NANCY L		201233569	R	24219
640-009-03-00-0051-00	MAROTZA DOMINICK ANTHONY & REBECCA		201206868	R	21524
640-009-03-00-0052-00	NEIL ZACHARY R &		201308016	R	21426
640-009-03-00-0053-00	WEIGHTMAN MARK A & DEANNA B & ROBERT J		201303346	R	21949
640-009-03-00-0054-00	MANACK WILLIAM F & CAROL A		201207796	R	28958
640-009-03-00-0055-00	MARIANA VINCENT S & JAMIE L BENDIK		200823979	R	31064
640-009-03-00-0056-00	COWAN MICHELLE M & JOSEPH P		201314989	R	29618
640-009-03-00-0057-00	CZANIECKI EDWARD R & JENNIFER M		201111784	R	31258
640-009-03-00-0058-00	KING BRIAN L & ROYAL R		201103595	R	29771
640-009-03-00-0059-00	GRECO CONSTANCE M		201122808	R	27223
640-009-03-00-0060-00	JONES TRISTAN H &		201110245	R	28097
640-009-03-00-0061-00	EISNER JOSEPH FRANCIS III		200932988	R	25620
640-009-03-00-0062-00	OLIVERIO JOHN A & SHEILA J		200934892	R	31025
640-009-03-00-0063-00			201112271	R	24265
			201222910	R	20635

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PARCEL	OWNER NAME	LOCATION	DEED-INFO	TYPE	AV TOTAL
640-009-03-00-0064-00	APPLGATE LESLIE N	131 TUSCANY EST DR FINLEYVILLE	201100626	R	25672
640-009-03-00-0065-00	AGEE DAVID L	129 TUSCANY EST DR FINLEYVILLE	201216010	R	29606
640-009-03-00-0066-00	LETTIERE ANGELO D	127 TUSCANY EST DR FINLEYVILLE	200923529	R	25400
640-009-03-00-0067-00	QUAKER ENGINEERING CO		200330354	VO	7637
640-009-03-00-0068-00	QUAKER ENGINEERING CO		200239716	VO	20475
640-009-03-00-0069-01	MITCHELL RYAN A	VIAREGGIO WAY FINLEYVILLE	200811579	R	20084
640-009-03-00-0069-02	MARTIK DIANA M REVOC LIV TR	111 VIAREGGIO WAY FINLEYVILLE	200937835	R	19626
640-009-03-00-0069-03	MALISTER NANCY L &	115 VIAREGGIO WAY FINLEYVILLE	200901097	R	19626
640-009-03-00-0069-04	SAXE WENDY	117 VIAREGGIO WAY FINLEYVILLE	200811581	R	19966
640-009-03-00-0070-00	WINGROVE RALPH L & MARSHA L	119 VIAREGGIO WAY FINLEYVILLE	200823554	R	24727
640-009-03-00-0071-00	RIEGER THEODORE R JR & SAUNDRA A	121 VIAREGGIO WAY FINLEYVILLE	200937674	R	24727
640-009-03-00-0071-01	OPACHICK ALVIN J & JOANN E	123 VIAREGGIO WAY FINLEYVILLE	200920104	R	24905
640-009-03-00-0072-01	PIETROBONI DONALD R &	125 VIAREGGIO WAY FINLEYVILLE	201405994	R	23624
640-009-03-00-0072-02	GUIDO PETER A & DIANE M	127 VIAREGGIO WAY FINLEYVILLE	201403346	R	23656
640-009-03-00-0072-03	COLE LINDA S	129 VIAREGGIO WAY FINLEYVILLE	201408581	R	24003
640-009-03-00-0073-00	BEAL MARIA C	133 VIAREGGIO WAY FINLEYVILLE	201219443	R	20930
640-009-03-00-0073-01	MARX JAMES P & BARBARA A	135 VIAREGGIO WAY FINLEYVILLE	201216005	R	20675
640-009-03-00-0074-01	STOVER DENNIS J & BARBARA A	137 VIAREGGIO WAY FINLEYVILLE	201305147	R	20670
640-009-03-00-0074-02	JESENSKY JAMES C & CHARLOTTE A	139 VIAREGGIO WAY FINLEYVILLE	201311152	R	20030
640-009-03-00-0075-01	BRONDER ANGELA M	141 VIAREGGIO WAY FINLEYVILLE	201203142	R	24408
640-009-03-00-0075-02	FAYCHAK GERALD J & SHIRLEY A	143 VIAREGGIO WAY FINLEYVILLE	201035566	R	24774
640-009-03-00-0076-00	CHICCHI BRIAN J	128 VIAREGGIO WAY FINLEYVILLE	201036113	R	23836
640-009-03-00-0076-01	EMERT MARY A & CHARLES JOSEPH	130 VIAREGGIO WAY FINLEYVILLE	101005732	R	20006
640-009-03-00-0077-01	FROSINI RICHARD V & BEVERLY J	126 VIAREGGIO WAY FINLEYVILLE	101005732	R	19533
640-009-03-00-0077-02	ESSEY LINDA M	124 VIAREGGIO WAY FINLEYVILLE	201035755	R	19792
640-009-03-00-0077-03	MEEK DAVID P & JO ELLEN	122 VIAREGGIO WAY FINLEYVILLE	201335213	R	17192
640-009-03-00-0078-01	GOMBAR RONALD S & LENORA J	118 VIAREGGIO WAY FINLEYVILLE	201335562	R	16752
640-009-03-00-0078-02	BERGERON ALICE H	116 VIAREGGIO WAY FINLEYVILLE	201335114	R	16920
640-009-03-00-0078-03	VITALE DALE A & REBECCA L	114 VIAREGGIO WAY FINLEYVILLE	200322987	R	19177
640-009-03-00-0079-00	ROTHENGASS SUSAN D	112 VIAREGGIO WAY FINLEYVILLE	200920110	R	19390
640-009-03-00-0079-01	NOVAK RAYMOND S & PATRICIA A	88 TUSCANY ESTATES DR	200330354	L1	10662
640-009-03-00-0079-02	MUELLER MARY K		201331542	L1	5880
640-009-03-00-0080-00	QUAKER ENGINEERING CO		201016073	L1	6218
640-009-03-00-0081-00	MARONDA HOMES INC		201016073	L1	4030
640-009-03-00-0082-00	MARONDA HOMES INC		201016073	L1	6685
640-009-03-00-0083-00	MARONDA HOMES INC		201322710	R	18964
640-009-03-00-0084-00	MARONDA HOMES INC		201516302	R	19114
640-009-03-00-0120-01	BODNAR JOEL L & NATALIE L DODDS	172 CINQUE TERRA PL FINLEYVILLE	201320474	R	18907
640-009-03-00-0120-02	SPURGEON BRIAN & KIMBERLY C	170 CINQUE TERRA PL FINLEYVILLE			
640-009-03-00-0120-03	KELLEY MATTHEW D	168 CINQUE TERRA PL FINLEYVILLE			

TOTAL NUMBER OF RECORDS PROCESSED: 144

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