

**RESOLUTION OF
THE TOWNHOMES AT HERITAGE CENTER COMMUNITY ASSOCIATION
ESTABLISHING ENFORCEMENT PROCEDURES**

WHEREAS, Townhomes at Heritage Center Community Association ("Townhomes at Heritage Center") is formed pursuant to a Declaration of Planned Community, (Declaration), and Bylaws adopted pursuant thereto, to administer maintain, repair and replace certain common elements and units in a development situated in the Township of Buckingham, County of Bucks, Pennsylvania, known as "Townhomes at Heritage Center". The Declaration was recorded in the Office of the Recorder of Deeds of Bucks County in Deed Book 5174 at page 1748 et seq.

WHEREAS, Townhomes at Heritage Center is a planned community as defined at Section 5103 of the Pennsylvania Uniform Planned Community Act, Act 180 of 1996 (68 Purdons, Section 5103) (the "Act").

WHEREAS, pursuant to Article III, Section 3 of the Bylaws of the Association, the Executive Board shall have the power to adopt any Rules and Regulations deemed necessary for the benefit and enjoyment of the Community.

WHEREAS, in addition, Article VI of the Bylaws empowers the Executive Board to abate and enjoin all violations of Declaration, Bylaws and Rules and Regulations by any method provided by law.

WHEREAS, Section 5302(a)(11) of the Uniform Planned Community Act (68 Pa.C.S.A. Section 5101 et seq. (the "Act") and Section 6.1(d) of the Bylaws authorize the Association, after notice and an opportunity to be heard, to levy reasonable fines for violations of the Declaration, Bylaws and Rules and Regulations.

WHEREAS, fines are utilized as a method of maintaining a safe environment, of increasing property values, and to enforce and obtain compliance with the restrictions, terms and conditions imposed by the Declaration, Bylaws and Rules and Regulations.

WHEREAS, the Executive Board has deemed it to be in the best interest of the Association to implement a written procedure for the consistent and systematic enforcement of the Declaration, the Bylaws, and the Rules and Regulations of the Association.

NOW THEREFORE, be it hereby Resolved on this 12th day of May, 2014, that the following Enforcement Procedure be hereby adopted.

ENFORCEMENT PROCEDURE

1. REPORTING COMPLAINTS OF VIOLATIONS

All complaints concerning violations of the Declaration, Bylaws or Rules and Regulations must be in writing signed by the homeowner or the occupant, and submitted to the Executive Board or the management company. The complaint must be specific in details so that the Executive Board may determine that an investigation is warranted. Complaints may also be initiated by the Executive Board or by property management.

2. INVESTIGATION

The complaint will be investigated by a member of the Executive Board or management to determine that the complaint is justified and that a violation exists and must be corrected.

3. REMINDER LETTER

When an authorized person determines that a violation requires correction, the Association will send a first reminder letter (Reminder Letter) to the homeowner and a copy to the occupant, where applicable, requesting him or her to correct the matter within a certain determined time period in order to avoid any further action or proceeding. The Reminder Letter shall also caution of the consequences, including fines and legal action, which may ensue if the violation is not corrected.

4. VIOLATION NOTICE

If the violation stated in the Reminder Letter is not corrected within the applicable time period, the Association will send a violation notice (Violation Notice) to the homeowner and a copy to the occupant, where applicable, stating that because the violation was not corrected, a fine has been assessed, or other appropriate legal action may ensue. The Violation Notice shall provide to the Owner an opportunity for hearing, if requested in writing.

5. HEARING

If the Unit Owner makes a written request for a hearing, the Executive Board will schedule a hearing at the convenience of the parties. Subsequent to the hearing, the Executive Board shall render a written decision, making a determination of whether a violation took place; and further, what remedies or actions the Association intends to pursue. Failure to appear at the hearing will result in violation and appropriate fine or action.

6. FINES AND PENALTIES

If the homeowner or occupant does not appear at the hearing, or a determination of violation is made by the Board subsequent to a hearing, a fine will be assessed and the Association will mail a letter advising of the amount of the fine. In most instances, the fine will be \$50.00 for first offense, or higher if the circumstances warrant. However, no additional opportunity to cure the violation shall be required for subsequent identical violations which occur within one (1) year of the first Reminder Letter. In addition, the Executive Board may assess daily fines for continuing violations. The Board has full authority to establish fines in accordance with the seriousness of the violations. The fine (amount assessed) is due and payable upon receipt of the notice and will be collected in the same manner as common expense assessments.

7. LEGAL ACTION

In the event that a violation is not corrected and the fine is not paid, the Executive Board will take legal action to obtain payment of the fine and/or compliance with the Declaration, the Bylaws or the Rules and Regulations. The Board may also resort to filing immediate legal action for injunctive relief or damage if the circumstances warrant. The following costs will be assessed: enforcement costs, including the court costs, attorney's fees, etc. Fines are collected in the same manner as assessments and consist nest a lien on the Unit.

Copies of the Enforcement Procedure shall be sent to members of the Association immediately after its adoption.

All other Rules and Regulations not inconsistent herewith, shall remain in full force and effect.

TOWNHOMES AT HERITAGE CENTER COMMUNITY ASSOCIATION

Signatures on File

May 12, 2014

Michael Stahl, President

Date

Signatures on File

May 12, 2014

Pamela Kouh, Secretary

Date