

CRESCENT NEIGHBORHOOD ASSOCIATION
FINE POLICY RESOLUTION

The Executive Board of the Crescent Neighborhood Association hereby makes this Fine Policy Resolution on the date set forth below.

Background:

The Crescent Neighborhood Association (the "Association") is a non-profit corporation incorporated under the laws of the Commonwealth of Pennsylvania. The Executive Board of the Association (the "Board") has been given all the duties and powers granted to the Board by the Pennsylvania Uniformed Planned Communities Act, 68 § Pa. C.S., 510 I et. seq. (the "Act"). The Act provides that certain sections of the Act apply to Planned Communities created before the date of the Act, including Section 5302 (a) (11) concerning the powers of the Association. The Board acts on behalf of the Association.

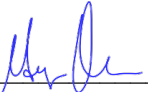
The Board must act in the best interests of the Association as a whole. One of the primary functions of the Board is to provide for maintenance, preservation, and architectural control of the Lots and Common Elements within the property as described in the Declaration of the Association, and to promote the health, safety, and welfare of the residents of the Crescent Neighborhood Association.

The Act gives the Board powers so that it can manage the Association for the benefit of all Lot Owners. Included in these powers is the ability to levy reasonable fines against a Unit Owner for violations of the Declaration, Bylaws, and Rules and Regulations of the Association. It should be noted that the Board may also assess attorney fees and costs, late charges, bad check charges, and interest against an individual Lot Owner.

Article 3, section 2, and Article 6 section 2 of the Bylaws provide that the Board may impose charges for violations of the Declaration, the Bylaws and Rules and Regulations of the Association. The Board has the right to exercise any other powers granted by the Act, Declaration or By laws. The Executive Board has the power to do all things necessary or appropriate to carry out the duties and obligations imposed by the Governing Documents or otherwise by law and may act in all instances on behalf of the Association.

NOW THEREFORE, LET IT BE RESOLVED THAT the following process for notification of a violation, opportunity to be heard, and schedule of fines, will be followed: Resolution Adopted on this 3rd day of April 2023 by vote of the Executive Board of the Crescent Neighborhood Association.

EXECUTIVE BOARD OF CRESCENT NEIGHBORHOOD ASSOCIATION



Greg Hodecker, President

Jennifer Todd

Jennifer Todd, Vice President

, Secretary/Treasurer

CRESCENT FINE POLICY

PUBLICATION OF RULES. Every Unit Owner received a copy of the Declaration, Bylaws, and all existing Rules and Regulations when they move into a Unit. If a Unit Owners needs a copy of any governing documents, they can contact the Property Manager for an electronic copy.

NOTICE OF VIOLATION. When a violation is believed to have occurred, the Board will notify the Lot Owner(s) by first class mail that he/she is in violation and will specify the period of time allowed for the Lot Owner to bring the violation(s) into compliance.

Recognizing that some violations can be immediately corrected while others may require some additional time before they can be corrected, the date by which a particular violation must be corrected will be specified in the notification letter (the "compliance date"). The enforcement of the Rules and Regulations is the responsibility of the Board and in the best interests of the Neighborhood as a whole.

OPPORTUNITY TO DISPUTE VIOLATION. If a Unit Owner disputes that he or she has violated the Declaration, Rules or Regulations, the Unit Owner must notify the Board via the Property Management Company in writing, within 10 days of receiving the Notice of Violation. The notice needs to say that the Unit Owner disputes the violation, the justification for the dispute, and request for an opportunity to be heard by the Board. The Property Manager will provide specific instructions from the Board regarding the review and/or any hearing. Any waiver of a fine in one circumstance does not preclude the Board from enforcing a Rule or Regulation or imposing a fine in the future.

FINES AS LIENS AGAINST UNIT. All fines will be assessed against the Unit. They become a lien on a Unit, just like assessments. All fines will accrue interest if not paid in the same manner as assessments. The costs of collecting fines, including court costs and attorneys' fees, will be assessed against the Unit Owner in the same manner as assessments. Payments from the Unit Owner will be applied in the following order, regardless of any dispute or notation or instructions placed on the payment: Interest, late fees, costs of collection including attorneys' fees, fines, then the regular assessments.

VIOLATION & FINE SCHEDULE. See next page.

VIOLATION & FINE SCHEDULE

CATERGORY / VIOLATION	1ST NOTICE	2ND NOTICE	3RD NOTICE
1. Pets	Written request to pet owner for immediate compliance and notice of consequences for subsequent violations	A \$25.00 fine will be assessed for a second notice or second occurrence	A \$50.00 will be imposed for each subsequent violation and removal of pet may be required.
2. Routine Maintenance	Written request to homeowner for action or repair within 7 days and notice of consequences for inaction	A \$25.00 fine will be imposed for a second notice or second occurrence of the problem within 12 months	Assess \$50.00 fine. Fine will increase by \$50.00 each month until correction is complete.
3. Vehicle	After 24 hours, vehicle is subject to towing at owner's expense.	A fine up to \$100/day will be imposed for a second notice or second occurrence of the problem within 12 months AND subject to immediate towing at owner's expense.	A fine up to \$250/day will be imposed for a second notice or second occurrence of the problem within 12 months AND subject to immediate towing at owner's expense.
4. Landscape/ Architectural Component Violation	Written request to homeowner for action/remedy or respond with appropriate plan for correction, which Board will consider - within 30 days & notice of consequences for inaction. Initiated/ ongoing work is required to immediately cease.	A fine of up to \$100/day will be imposed for a second notice or second occurrence of the problem within 12 months or failure to complete approved correction plan.	A fine of up to \$250/day per day will be assessed correction is complete.
5. All other violations	Written request to homeowner for compliance and notice of consequences for subsequent violations	A \$25.00 fine will be imposed for a second notice or second occurrence of the problem within 12 months	Assess \$50.00 fine. Fine will increase by \$50.00 each month until correction is complete.