

LESLIE FARMS – A PLANNED COMMUNITY
ANNUAL ASSESSMENTS OF SUB ASSOCIATIONS

WHEREAS, The PENNSYLVANIA CONSOLIDATED STATUTES; TITLE 68 REAL AND PERSONAL PROPERTY; SUBPART D. PLANNED COMMUNITIES authorizes the BOARD OF DIRECTORS to impose certain fees and charges upon the resale of an Association unit;

WHEREAS, The Association, comprised of Phase I homes, has been established as the “master” association to Shelton Place Unit Owners Association and Leslie Farms II Association;

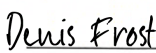
WHEREAS, The Members of the Association, at the Annual Meeting of 2018 (January 8, 2018), at which a quorum is present, vote to approve the enactment of such fees;

Therefore, BE IT RESOLVED that the following is the assessment policy for sub-associations of the Leslie Farms Planned Community:

1. All current and future Sub- Associations to Leslie Farms I Master Owners Association (Shelton Place Condo Association and Leslie Farms II Association at the time of this policy creation) shall pay an annual fee proportional to the common expense costs of Leslie Farms I to be determined by the creation of their budget annually.
2. Common expenses include but are not limited to, landscaping of all parcels deeded to Leslie Farms I, maintenance, upkeep and repairs of all common property (drainage systems, retention ponds, amenity park, entrance signs, and lamp posts), and the annual contribution to the Reserve account which funds the eventual replacement or improvement of these items. The budget expense lines appurtenant to common ground and property and Reserve Account contribution, will be added together and divided equally among Unit Owners of Leslie Farms I and all sub associations.

This resolution is effective nun pro tunc;

ATTEST:

DocuSigned by:


 2670BE47532D405...
 Shelton Place Board President

1/17/2023

 Date

DocuSigned by:


 6852345DC154462...
 Shelton Place Board Secretary

1/17/2023

 Date