

RESOLUTION NO. 2013 - 03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ARBORS HOMEOWNERS ASSOCIATION RELATING TO ACCESS OVER PRIVATE PROPERTY

WHEREAS, Article X, Section 2, of the Arbors Declaration of Covenants, Conditions and Restrictions gives the Board of Directors (“Board”) of the Arbors Homeowners Association (“Association”) the right to establish reasonable rules and regulations concerning the use of the Common Property and Common Areas, any facilities located thereon, and individual Lots and Units; and

WHEREAS, from time to time the Association hires contractors and other representatives to perform work or provide services for the Association that require them to cross private property in order to do so; and

WHEREAS, impeding the right of the Association’s contractors and representatives to cross individual lots could have a deleterious impact on their ability to perform the work or provide the services that the Association requires; and

WHEREAS, the Uniformed Planned Community Act enacted in 1996 explicitly grants the Association and other unit owners access to the private property of other unit owners for the express purpose of maintenance, repair or replacement [see 68 Pa.C.S. § 5307 (a)]; and

WHEREAS, the Board of Directors feels that it is in the best interests of the residents of the Arbors that regulations relating to the right of individual unit owners and the Association’s contractors and representatives to cross private property be established pursuant to the Uniformed Planned Community Act.

NOW, THEREFORE, BE IT RESOLVED THAT the following regulations relating to the right of individual unit owners and contractors’ hired by the Association and other representatives of the Association to cross private property are hereby enacted pursuant to the Uniformed Planned Community Act:

1. Any contractor hired by the Association or other representative of the Association shall not be impeded from crossing any private property in the Arbors in order to perform work or provide services required by the Association.
2. All unit owners in the Arbors shall have the right to access private property of other unit owners for the express purpose of maintenance, repair or replacement.
3. Any damage that a contractor or representative of a unit owner or the Association shall cause to private property shall be properly repaired.

IN WITNESS WHEREOF, the Board of Directors of the Arbors Homeowners Association has adopted the foregoing Resolution at the regular meeting of the Board of Directors convened this ___ day of November, 2013.

ARBORS HOMEOWNERS ASSOCIATION

President

ATTEST

Secretary