

TANGLEWOOD HOMEOWNERS ASSOCIATION

Policy Resolution #1  
Fees Charged on the Resale of Units

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, as a business entity, requires funds to operate;

WHEREAS, The Members of the Association, at the December 6, 2021 Quarterly Meeting, voted to approve the enactment of such fees;

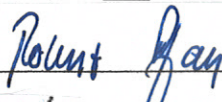
Therefore, BE IT RESOLVED that the following is the fee policy on the resale of units in the Tanglewood Homeowners Association:

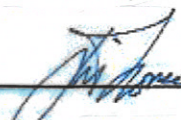
1. A charge to the seller for the preparation of resale certificates required by section 5407 of the PA statute. Currently, there are several certifications required to be prepared for a closing. The current amount charged will be identified in the Income section of the annual budget. In addition, any additional copies required will be charged prevailing copy and postage charges.
2. A capital improvement fee will be charged to the buyer as part of the closing costs. This fee will be \$200.00, the maximum allowable capital contribution amount, per the governing documents. The amount charged will be identified in the Reserve Account Income section of the annual budget, and may change from year to year as determined by the Board of Directors at the time of the annual budget.

Both of the above are to be made payable to the Tanglewood Homeowners Association.

This resolution is effective for all units sold on or after January 1<sup>st</sup>, 2022.

Adopted this 6<sup>th</sup> day of December 2021

  
Robert Pfau

  
James Kopec

  
Lori Dzielski