

THE ESTATES OF LONDON BRIDGE ASSOCIATION

RULES AND REGULATIONS COMPLIANCE PROCEDURE

WHEREAS, Article I of the Declaration creating The Estates of London Bridge Association provides for a Board who shall manage business, operation, and affairs of the property; and

WHEREAS, Article IV Section 4.6 of the Declaration gives the Board the duty to adopt and amend as well as enforce compliance with the rules and regulations; and

WHEREAS, the Board has adopted and expects to continue to adopt or amend rules and regulations pursuant to the provisions of its legal documents; and

WHEREAS, Section 5302 of the Pennsylvania Uniform Planned Community Act gives the Board the power to impose fines for violations of rules and regulations; and

WHEREAS, the Board has determined that more specific procedures should be outlined to enforce Association rules and regulations,

Be it therefore resolved that:

A complaint regarding a rules and regulations violation must be received in writing by Management. The written complaint must be signed and provide adequate information regarding the date, time, and location as well as the nature of the violation in order for Management to take action. Whenever possible, confidentiality will be maintained. Additionally, violations which are observed by an Association representative will also be processed as a violation complaint.

When a violation is noted, a warning letter will be sent to the Owner describing the violation and, if appropriate, a date by which the violation must be corrected. A copy of this Compliance Procedure Resolution will be included. The Owner will be further advised that should the violation continue, the Board may impose a Rules Violation fine after giving the Owner an opportunity for a hearing.

Owners who lease their home are responsible for their Tenants' actions and any resulting fines. If there is a Tenant, a copy of the violation letter will be sent to the Tenant as well as the Owner.

Should the violation continue or reoccur after the date specified in the first letter a fine of not less than **\$50.00** will be imposed. **Such notice will be sent by Certified Mail with Return Receipt Requested.** The Owner has an opportunity for a hearing with the Board if the hearing request is received in writing by Certified Mail by the Manager within **10 days** of the date of the letter notifying the Owner of the rules violation and fine.


Any fine imposed in accordance with this Compliance Procedure Resolution shall constitute an assessment which is collectable in the same manner as provided for the collection of all other assessments. Accordingly, all legal fees, interest, court costs, and other fees incurred in the collection of a fine shall be the responsibility of the Owner.


Continuing violations of the same rule or regulation will subject the Owner to additional fines of \$100.00 per month and a \$1.00 fine per day will be added until the violation is remedied.


Any decision of the Board following a violation hearing shall be final.

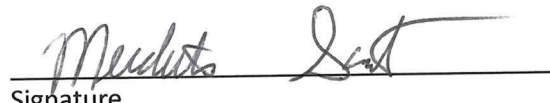
This Resolution was adopted on October 9th, 2020 and is effective from October 9th, 2020.


ATTEST:

	<u>President</u>	<u>10/9/2020</u>
Signature	Title	Date

	<u>VP</u>	<u>10/9/2020</u>
Signature	Title	Date

	<u>Secretary</u>	<u>10/9/2020</u>
Signature	Title	Date

	<u>VP Social</u>	<u>10/10/2020</u>
Signature	Title	Date

	<u>Treasurer</u>	<u>10/11/2020</u>
Signature	Title	Date