

OAK HILL AT SPRING RIDGE HOMEOWNERS' ASSOCIATION, INC.

2023 Resale/Retransfer Fee Resolution

WHEREAS, Article VI., Section 6.1.9 of the Declaration of Oak Hill at Spring Ridge Homeowners' Association, a Planned Community, and Section 5302(a)(1) of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S.A. §5101 et seq. (the "Act") gives the Executive Board the powers to adopt, amend, withdraw and enforce rules and regulations governing the use and employment of the Association's property (the "Property"); and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Oak Hill at Spring Ridge Homeowners' Association (the "Declaration") is made pursuant to the Act; and

WHEREAS, each Owner owns a Unit subject to the provisions of the Declaration, and the Declaration subjects the Property and the Owners to certain covenants, easements and restrictions; and

WHEREAS, consistent with 5302(a)(12) of the Act, the Association is authorized to impose a reasonable charge upon the resale or retransfer of any Unit (the "Resale/Retransfer Fee") within the Association; and

WHEREAS, the Executive Board has determined that assessment of an increased Resale/Retransfer Fee will be beneficial to the Association by adding to the funds to be used for the benefit of the Owners; and

WHEREAS, the Association, acting through the Board has a substantial interest in regulating the use of the Property in order to facilitate preservation of the Owners' health, safety and welfare, preserving the appearance and value of the Property, and obtaining the compliance of the Owners of the Units with the Declaration, Bylaws and this Resolution.

NOW THEREFORE, be it therefore RESOLVED that the Executive Board of the Association hereby adopts the following regulation regarding assessment of an increased Resale/Retransfer Fee.

RESALE/RETRANSFER FEE

1. A Resale/Retransfer Fee equal to six months of a Unit's assessment, shall be assessed and paid in any instance where title to a Unit within the Oak Hill at Spring Ridge Community is transferred, with or without consideration, and shall be paid to the

Association's managing agent by the purchaser, or person or entity taking title to the Unit in question at the time of transfer

2. In no event shall the Resale/Retransfer Fee, exclusive of any interest, late fees or costs of collection which may become due, exceed an amount equal to the annual Common Expense Assessment payable to the Association for the Unit for the Association's most recently completed fiscal year.

3. Any Resale/Retransfer Fee may be used by the Association for any proper purpose benefitting the Association, and in any other matter and for any purposes permitted by prevailing law.

4. The resale/retransfer fee is a one-time fee payable at the time the transferor Unit Owner is seeking a resale certificate from the Association.

5. The resale/retransfer fee is payable in addition to any assessment which may become due to the Association from a Unit.

6. The Resale/Retransfer Fee shall be a lien upon the newly transferred Unit and the personal obligation of the transferee Unit Owner, payable and enforceable in the same manner as a delinquent assessment.

7. Notice of the Resale/Retransfer Fee due upon the transfer of a Unit shall be given by the Association in the resale certificate to be issued by the Association in accordance with Section 5407 of the Act.

Upon motion duly made, seconded and unanimously adopted at a meeting of the Executive Board of the Association the 15th day of June, 2023, the foregoing Resolution is hereby adopted, *Effective July 1, 2023.*

The foregoing Regulation shall be incorporated into the Oak Hill at Spring Ridge Homeowners' Association, Inc. governing documents and published to all members of the Association by notice in accordance with the governing documents.

OAK HILL AT SPRING RIDGE
HOMEOWNERS' ASSOCIATION

By: 
President

Date: June 13, 2023

Attest: Debbie Dallygo
Secretary

Date: 6.13.2023