

# PENN'S WEST HOMEOWNER'S ASSOCIATION

Resolution No. #1-2011, passed May 19, 2011

## Rule Enforcement Procedures

Whereas, Penn's West Homeowners Association is a Planned Uniform Development comprised of 162 units, and as per Article I, Section 1(4) of the Bylaws providing the Board of Directors to create reasonable Rules and Regulations and The Pennsylvania Uniform Planned Community Act, Section 5302(A)11 provides authority to the Executive Board to levy fines for violations of the Declaration, Bylaws, and the Rules and Regulations.

Resolved, that the following procedure be adopted for the infraction of any rule or regulation adopted by the Executive Board::

In the event of non-compliance by a Unit Owner, Resident or Guest, the following enforcement procedures may be elected by the Board of Directors:

- |                   |   |
|-------------------|---|
| 1. First Notice:  | Courtesy letter of compliance                         |
| 2. Second Notice: | Fifty Dollar (\$50) fine (for each violation)         |
| 3. Third Notice:  | One Hundred Dollar (\$100) fine (for each violation)  |
| 4. Fourth Notice: | Two Hundred Dollar (\$200) fine (for each violation)  |
| 5. Fifth Notice:  | Five Hundred Dollar (\$500) fine (for each violation) |

Depending on the nature of the violation, the days allotted for correction will vary and shall be stated in such letter.

Unpaid fines will be enforced in the form of a lien and treated the same as Association Maintenance Fees and must be paid within fifteen (15) days of notification of levy of the fine or be subject to legal action.

Sandra Vona 5-25-11      Matthew E Berner 6-13-11  
Sandra Vona, President

Audra Maugler Berner 6-13-11

Witness:

[Signature]

Dated:

5.25-11