

WOODLEDGE AT WHITFORD HILLS COMMUNITY ASSOCIATION

POLICY RESOLUTION – LATE FEE CHARGE

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of the WOODLEDGE AT WHITFORD HILLS COMMUNITY ASSOCIATION (the “Declaration”), the By-Laws (the “By-Laws”), the Uniform Planned Community Act, of Pennsylvania, 68 Pa.C.S. §5101 et. seq. (the “Act”) authorized the Board of Directors (the “Board”) of the WOODLEDGE AT WHITFORD HILLS COMMUNITY ASSOCIATION (the “Association”) to adopt, amend, withdraw and enforce rules and regulation governing the use and enjoyment of the property;

WHEREAS, the Declaration submits the Property, Dwellings, Buildings, Unit and the Unit Owners to certain covenants, easements and restrictions;

WHEREAS, Article XIII, Section 13.01 **Assessment Obligations** of the Declaration provides that the Board of Directors may assess late fees for failure to pay Assessments, including interest of 15% per annum on unpaid assessments including the cost of collections (including attorneys’ fees);

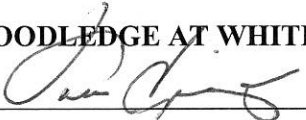
WHEREAS, it is the intent that the Board of Directors shall assess a late charge of **\$50.00** against any owner whose assessments are not paid within ten (10) days after the due date and that this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors,

NOW, THEREFORE, BE IT RESOLVED THAT the Association’s Board of Directors hereby adopts the following Late Fees:

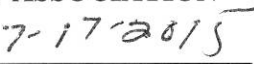
The Board of Directors shall assess a late charge of \$50.00 to owners whose assessments are not paid within ten (10) days after the due date.

The foregoing Resolution is hereby adopted by the Association’s Board of Directors on this 17th day of July, 2015. The foregoing Resolution shall be inserted and incorporated into the Association’s current or future Rules and Regulations and published to all members of the Association by due notice.

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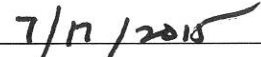
Lou Franzini, President



Date



Terrence McGovern, Secretary



Date