

**PROVIDENCE FORGE HOMEOWNER'S ASSOCIATION
RESOLUTION**

REVISED UNIT LEASING REGULATIONS

WHEREAS, a Declaration of Condominium dated May 3, 1973 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3847, Page 129 created the Providence Forge I Homeowner's Association;

WHEREAS, a Declaration of Condominium dated June 19, 1974 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3951, Page 227 created the Providence Forge II Homeowner's Association;

WHEREAS, the Providence Forge I Homeowner's Association and the Providence Forge II Homeowner's Association have operated as a single association known as the Providence Forge Homeowner's Association (the "Association") and have been jointly governed by the Providence Forge Council (the "Council") comprised of representatives from both associations;

WHEREAS, Section 3302(a) of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. § 3101 *et seq.* (the "Act") grants a condominium association the right to adopt, amend, withdraw and enforce rules and regulations governing the use and enjoyment of condominium units and common elements;

WHEREAS, the Association has created the Providence Forge Community Rules & Regulations (the "Rules and Regulations.") that govern both associations;

WHEREAS, the Rules and Regulations establish requirements pertaining to the leasing of Units within the Association;

WHEREAS, the Council has determined that the Association would benefit from establishing further regulations for the leasing of Units within the Condominium to supplement the provisions of current Rules and Regulations.

NOW, THEREFORE, BE IT THEREFORE RESOLVED THAT the Council hereby amends the Rules and Regulations as follows and adopts the following regulations:

1. **The following section is hereby added to the Rules and Regulations:**

"Q. Leasing of Units

1. A lease is required when a Unit Owner does not reside in the Unit. Every lease of a Unit must be submitted to the Council for review for compliance with the provisions of these regulations at least

fifteen (15) days prior to occupancy of a Unit by a prospective tenant. All applications for review must be made in writing to the Council on the lease application form approved by the Council. Every lease submitted must be accompanied by a letter from the Unit Owner stating that the prospective tenant's credit has been checked and deemed acceptable. The lease review application shall be submitted with a one time Lease Administration Fee of One Hundred Fifty Dollars (\$150). The submittal to the Council shall include the names and telephone numbers of any prospective tenant as well as the name, telephone number, e-mail address or other contact information for the Unit Owner. A signed copy of the lease agreement shall be submitted to the Association management office within five (5) days after it is fully signed.

2. All leases of Units in the Community must be in writing and shall be for a minimum term of one (1) year. The lease must contain the following provisions:

“Tenant hereby agrees to be bound by all terms and conditions contained in the Declaration of Condominium, Condominium Bylaws and Rules and Regulations, Common Elements Policy (collectively the “Governing Documents”), as the same shall apply to the Unit leased hereunder, and Tenant agrees to assume all duties and responsibilities and be jointly and severally liable with the Unit Owner for all of the liabilities and for the performance of all obligations applicable to the Unit Owners under the Uniform Condominium Act, the Condominium Governing Documents or otherwise during the term of the Lease. Tenant further agrees that Tenant shall not sublet or assign this Lease except with the approval of the Landlord and the Association.”

Further, the lease must contain a provision stating that failure to comply with the Condominium Governing Documents constitutes a default under the lease and a statement certifying that the tenant has received a copy of the Governing Documents. The lease shall include the form of lease addendum approved by the Council unless the provisions of the lease addendum are incorporated into the lease agreement itself.

3. Owners shall provide tenants with copies of the latest version of Governing Documents. Copies of these documents may be obtained by Unit Owners from the Association management office for a charge of \$50.

4. Any Unit Owner and/or such Unit Owner's tenant shall reimburse the Association for all costs and expenses incurred to cure any breach of the lease with respect to the use of the Common Elements and compliance with the Governing Documents.

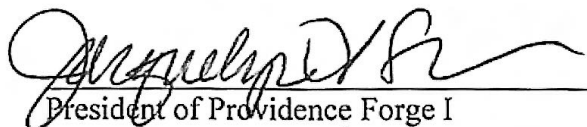
5. If any tenant fails to comply with the Governing Documents, the Unit Owner shall exercise all available legal remedies to terminate the lease and evict the non-compliant tenant. The Unit Owner shall be held responsible for any charges or penalties incurred or imposed as a result of any action or inaction by the tenant or the tenant's family and guests and all such charges may become a lien against the Unit.

6. The Unit shall be leased exclusively as a single-household residential dwelling as defined by the Royersford Borough Zoning Ordinance.

7. No Unit shall be subleased, nor shall the lease be assigned, without the prior written consent of the Unit Owner and the Association. Only the entire Unit, and not a portion thereof, may be approved by the Association for a lease. A Unit Owner may not lease a Unit until all fines, late fees, assessments and charges are paid in full.

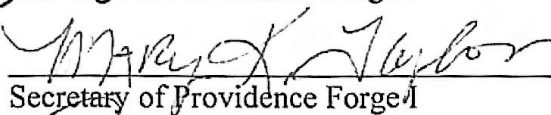
8. Any failure to abide by the terms of these regulations shall be deemed to constitute a violation of the Governing Documents and shall render the Unit Owner subject to enforcement action including, without limitation, any and all remedies available to the Association. The Council may assess a fine in the amount of Twenty-Five Hundred Dollars (\$2,500) for any period of time the leasing of a Unit continues in violation of the terms of these regulations. Such fine shall be issued, and shall thereafter accrue, pursuant to Section P of these regulations."

This Resolution was adopted by the Council on the 18th day of November, 2024.



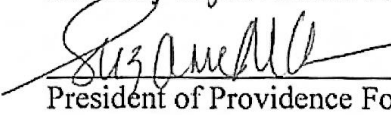
President of Providence Forge I

11/18/2024
Date



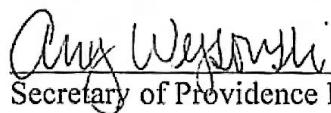
Secretary of Providence Forge I

11/21/2024
Date



President of Providence Forge II

18 Nov 24
Date



Secretary of Providence Forge II

11/18/24
Date