

**PROVIDENCE FORGE HOMEOWNER'S ASSOCIATION
RESOLUTION**

UNIT SALE 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, a Code of Regulations dated May 3, 1973 and recorded in the Office of Recorder of Deeds of Montgomery County in Deed Book 3847, Page 140 was filed contemporaneously with the Declaration of Condominium for Providence Forge I Homeowner's Association;

WHEREAS, a Code of Regulations dated June 19, 1974 and recorded in the Office of Recorder of Deeds of Montgomery County in Deed Book 3951, Page 238 was filed contemporaneously with the Declaration of Condominium for 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, Section 6 F of the Code of Regulations establishes a procedure for the sale of Units and the right of the Association to exercise a Right of First Refusal;

WHEREAS, Council has determined that failure to follow the procedure for sale of a Unit creates a significant impact to the Association.

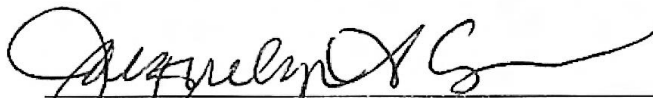
NOW, THEREFORE, BE IT THEREFORE RESOLVED THAT the Council hereby amends the Rules and Regulations as follows and adopts the following regulations:

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

"A19. Sale of Units.


If a Unit Owner fails to provide notice to Council and the Association regarding the sale of such Unit Owner's Unit, and accordingly fails to give the Association the right of first refusal on an outstanding offer, and the Unit Owner subsequently enters into a binding agreement of sale with a third party, Council may assess a fine in the amount of Five Thousand Dollars (\$5,000) against the Unit Owner and such fine shall be a lien against the Unit. Such fine shall be enforced pursuant to Paragraph P. of the Rules and 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