

**APPROVED RESOLUTION OF NEWTOWN  
GRANT HOMEOWNERS ASSOCIATION  
AMENDING PENALTIES FOR PET VIOLATIONS**

**WHEREAS**, Newtown Grant Homeowners Association is a master association which administers, operates, maintains and repairs certain units and common facilities of the Newtown Grant community (the “Master Association”).

**WHEREAS**, the Master Association is created and governed by a Declaration of Covenants, Conditions and Restrictions for Newtown Grant, recorded in the Office of the Recorder of Deeds of Bucks County in Deed Book 2649 at pages 886 et seq. (“Declaration”) and Bylaws adopted pursuant thereto.

**WHEREAS**, Newtown Grant is a large scale development consisting of 1,760 homes allocated among thirteen (13) “Cluster Associations”, located in Newtown Township, Bucks County, Pennsylvania.

**WHEREAS**, pursuant to Article V of the Bylaws for Newtown Grant, the affairs of the Association are governed by a Board of Directors, which inter alia is expressly vested with the following powers:

(f) Adopt, amend, and publish Rules and Regulations covering the details of the operation and use of the Property including, but not limited to, pet controls; and

(i) Enforce obligations of the Members and do anything and everything else necessary and proper for the sound management of the Property, including the right to bring or defend lawsuits to enforce the terms, conditions and restrictions contained in the Master Declaration, these By-Laws and any Rules and Regulations governing the Property or Members. The Board shall also have the power to levy fines against any Member(s) for violations of any of the foregoing. Except with regard to late payments, before any fine is imposed by the Board, the Member accused shall have been given notice and afforded an opportunity to be heard with respect to the alleged violation in a manner consistent with the principles of due process of law; and

**WHEREAS**, due to an increase in the frequency of pet violations, the Board of Directors has deemed it to be in the best interest of the Association to adopt, implement and enforce a revised fine schedule.

**NOW THEREFORE**, pursuant to Article V of the Bylaws, the Board of Directors hereby **RESOLVES** as follows:

**1. Section 18 (Pet Rule Addition), Paragraph (C) of the Rules and Regulations is hereby deleted and replaced with the following:**

C. A violation of this Section shall be an infraction, the penalty for which shall be a minimum fine of Two Hundred and Fifty Dollars (\$250.00). The regular fine schedule can be found at the end of this document, page 8.

**2. This amendment to the Rules and Regulations shall be effective upon distribution to the Unit Owners.**

**3. Except as provided herein, all other provisions of the Rule and Regulations shall remain in full force and effect.**

**IN WITNESS WHEREOF**, the undersigned officers of Newtown Grant Homeowners Association, have executed this Resolution this Wednesday of April 2021.