

**NEWTOWN GRANT PHASE T.H.- 2A HOMEOWNERS ASSOCIATION
a.k.a WILLOW CREEK/EAGLE TRACE HOMEOWNERS ASSOCIATION
SPECIAL ASSESSMENT RESOLUTION
AMENDING THE 2017 BUDGET**

WHEREAS, Willow Creek/Eagle Trace Homeowner Association ("Willow Creek/Eagle Trace" or "Association") is governed by a certain Declaration of Covenants, Conditions and Restrictions for Newtown Grant T.H.-2A Homeowners Association, as amended ("Declaration"), which is recorded in the office of the Recorder of Deeds of Bucks County, Pennsylvania, August, 1987 as well as By-Laws and adopted pursuant thereto.

WHEREAS, pursuant to Article VI, Section 1 of the By-Laws of the Association, the affairs of the Association shall be governed by the Board of Directors.

WHEREAS, Article VII, Section 1 of the By-Laws expressly vests in the Board of Directors all powers granted in the Association by law.

WHEREAS, Willow Creek/Eagle Trace is governed by the Uniform Planned Community Act (68 PA.C.S.A. Section 5101 et seq – the "Act"), Section 5302 of which empowers the Board to:

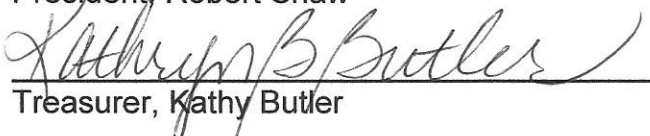
- (2) Adopt and amend budgets for revenues, expenditures and reserves and collect assessments for common expenses from unit owners.

WHEREAS, as confirmed by management and the Association's auditor, Willow Creek/Eagle Trace has a Reserve Balance in the approximate amount of \$7,803 as of April 30, 2017 and includes no allocation for Emerald Ash Borer devastation.

WHEREAS, the Board of Directors has deemed it to be in the best interest of the Association to amend the 2017 Annual Budget and assess a Special Assessment, to each homeowner, in the amount of \$175.00 to account for an unexpected, unplanned, unforeseen tree devastation of all Ash trees in the common area by a bug that came into existence, in this area, recently. This infestation of Ash trees in the common area affects no less than 75 trees that need removal, some immediately because of hazard to person and property.

NOW THEREFORE, be it hereby Resolved on this 23 day of May, 2017, that the 2017 Annual Budget is hereby revised and a Special Assessment charged to each and every homeowner.

WILLOW CREEK/EAGLE TRACE HOMEOWNERS ASSOCIATION

 _____ President, Robert Shaw	<u>5/23/17</u> Date
 _____ Treasurer, Kathy Butler	<u>5/23/17</u> Date