

**NEWTOWN GRANT HOMEOWNERS' ASSOCIATION  
RESOLUTION TO AMEND COMPLIANCE AND ENFORCEMENT PROCEDURES**

**WHEREAS**, Newtown Grant Homeowners' Association ("Association") is created and governed by a Declaration of Covenants, Conditions and Restrictions ("Declaration") and Bylaws adopted pursuant thereto to administer, maintain, repair, and replace certain Units and Common Property of a residential development situated in Newtown Township, Bucks County, Pennsylvania, known as "Newtown Grant." The Declaration is recorded in the Office of the Recorder of Deeds of Bucks County in Deed Book 2649 at pages 886 et seq., as amended, and

**WHEREAS**, Newtown Grant is a large-scale development consisting of 1,760 homes allocated among thirteen (13) "Cluster Associations" managed and operated by a "Board of Directors", and

**WHEREAS**, Newtown Grant is a Planned Community as defined at Section 5103 of the Uniform Planned Community Act (68 P.S. 5101 et seq.) (the "Act"), and

**WHEREAS**, Article III, Section 4 of the Declaration provides as follows:

(I) The Board shall have the power to make such rules and regulations as may be necessary to carry out the intent of these restrictions and the Declaration and shall have the right to bring lawsuits to enforce the rules and regulations promulgated by it. The Board shall further have the right to levy fines for violation of such regulations. For each day a violation continues after notice it shall be considered a separate violation. Any fine so levied is to be considered as an assessment levied against the particular Lot or Home and the Owner involved, and collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of other assessments. Fines may be levied against an Owner's tenant, and the Owner shall be jointly and severally liable with his tenant for the payment of same. In the event the Board engages the services of an attorney or institutes legal action for collection of any fines, then the defendant(s) shall be responsible for payment of reasonable attorneys' fees of the Homeowners' Association, plus interest and costs of suit.

**WHEREAS**, acting in the best interest of the Association, the Board of Directors has deemed it necessary to revise and restate the Compliance and Enforcement Procedures.

**NOW THEREFORE**, be it hereby **RESOLVED AND ENACTED**, by unanimous vote of the Board of Directors, the Compliance and Enforcement Procedures are hereby revised to provide as follows:

## **COMPLIANCE AND ENFORCEMENT PROCEDURES**

### **A. REPORTING COMPLAINTS OF VIOLATIONS**

All complaints concerning violations of the Declaration, By-Laws, or Rules and Regulations must be made in writing, signed by the Member or the resident, and submitted to the Association or the managing agent. The complaint must be specific in detail to enable the Association to determine whether an investigation is warranted. Complaints may also be initiated by the Association or by the managing agent. Complaints submitted by Members or residents will only be treated as confidential if the violation can otherwise be independently verified. Anonymous complaints are not accepted.

### **B. INVESTIGATION**

The complaint will be investigated by a member of the Board of Directors or the managing agent to determine if a violation exists and if abatement is necessary.

### **C. REMINDER LETTER**

When an authorized person determines that a violation requires correction, the Association will send (or email) a first reminder letter (Reminder Letter/Warning Letter) to the Member and a copy to the resident, where applicable, requesting that they correct the matter within ten (10) days (or sooner depending on the circumstances) in order to avoid any further action or proceedings. No additional Reminder Letter/Warning Letter is necessary for ongoing or repeated violations of the same kind.

### **D. VIOLATION NOTICE**

If the violation stated in the Reminder Letter/Warning Letter is not corrected within the time period set forth in the Reminder Letter/Warning Letter, the Association will send (or email) a violation notice (Violation Notice) to the Member and a copy to the resident, where applicable, stating that because the violation was not corrected, a fine has been assessed. The Violation Notice shall provide the Member with an opportunity for a hearing, if requested in writing, within ten (10) days of the delivery of the Violation Letter. The Violation Notice shall also caution against the consequences which may ensue if the violation is not corrected, including but not limited to additional fines, suspension of privileges, and legal action. No additional Violation Notice is necessary for ongoing or repeated violations of the same kind.

### **E. HEARING**

If the Member submits a written request for a hearing within ten (10) days of the delivery of the Violation Letter, the Board of Directors will schedule a hearing at the convenience of the parties, but no later than thirty (30) days after receipt of the request for hearing. All

parties shall be entitled to be represented by counsel. Within ten (10) days after the date of the hearing, the Board of Directors shall render a written decision making a determination of whether a violation took place and what remedies or actions the Association intends to pursue (if any). Failure to appear at the hearing will result in a finding of violation and appropriate fine or action.

#### **F. FINES AND PENALTIES**

If the Member or resident does not request a hearing, does not appear at a requested hearing, or a determination of violation is made by the Board of Directors subsequent to a hearing, a fine will be assessed and the Association will mail a letter advising of the amount of the fine. Generally, fines shall be in the minimum amount of \$100 for a first violation, \$200 for a second violation, and \$300 for a third violation. If the violation is not corrected, is ongoing, and/or continues, the Association reserves the right to assess daily fines, in an amount established by the Association, until the violation is fully abated. For each day a violation continues after notice it shall be considered a separate violation. The Association also reserves the right to assess higher fine amounts for more serious violations if the circumstances warrant. No additional opportunity to cure a violation shall be required for subsequent identical violations which occur within one year of the first Reminder Letter/Warning Letter. The fine (amount assessed) is due and payable upon delivery of the notice and will be collected in the same manner as common expense assessments.

#### **G. SUSPENSION OF PRIVILEGES**

In addition to the imposition of fines and the right to pursue legal action as set forth herein, as provided in Article III, Section 3 (a) of the Declaration, the Association may, after notice and an opportunity for a hearing, suspend the Member's (or resident's where applicable) rights, including, without limitation, the right to vote, the right to access to Recreational Area, the right to serve on the Board of Directors or committees, and the right to seek and be granted architectural approval.

#### **H. LEGAL ACTION**

In the event that a violation is not corrected and/or the fine(s) is/are not paid, the Association may take legal action to obtain payment of the fine(s) and/or compliance with the Declaration, the By-Laws, and/or the Rules and Regulations. The Association may also resort to filing immediate (emergency) legal action for injunctive relief and/or damages if the circumstances warrant. The following costs will be assessed: enforcement and repair costs, administrative/management fees, and expenses, including court costs, attorney's fees, etc. Fines are collected in the same manner as assessments and constitute a lien on the Unit.

**Copies of the Enforcement Procedure shall be sent to members of the Association immediately after its adoption.**

**All other Rules and Regulations, not inconsistent herewith, shall remain in full force and effect.**

RESOLVED AND ADOPTED BY THE BOARD OF DIRECTORS OF NEWTOWN GRANT  
HOMEOWNERS' ASSOCIATION THIS 28<sup>th</sup> DAY OF  
January, 2026.

Lawrence M. Schorr  
Digitally signed by Lawrence M.  
Schorr  
Date: 2026.02.04 21:15:23 -05'00'

, President

Rah PES

, Vice President

Mr. M. M.

, Treasurer

1/28/2026

Date

1/28/2026

Date

1/28/2026

Date