

**TANNERIE WOOD ASSOCIATION, INC.**  
**ADMINISTRATIVE RESOLUTION #12**  
**PROCEDURES FOR ENFORCEMENT OF FINES**

WHEREAS, Tannerie Wood is a planned community, created by and operating pursuant to a Declaration of Covenants, Conditions and Restrictions which is recorded with the Recorder of Deeds of Montgomery County, and

WHEREAS, Tannerie Wood Homeowners Association, acting by and through its Board of Directors, has the duty and responsibility for the administration of the community, and the Board of Directors has such powers as are conferred by the Declaration, the Bylaws of the Association and the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101 et seq.; and

WHEREAS, the Tannerie Wood Board of Directors wishes to clearly define the rules and regulations for the imposition, enforcement and collection of fines from owners and residents who fail to follow the Rules, Regulations and Bylaws of the Association.

THEREFORE, be it resolved that effective immediately these procedures would be followed:

1. The Bylaws and Rules and Regulations require that the Board of Directors, on its own or through a Management Company enforce the Rules and Regulations of Tannerie Wood for the benefit of all property owners and residents.
2. Association will publish processes for managing delinquent Annual Assessments and Violation Resolutions.
3. Resolution 3 sets forth a specific enforcement procedure and fine schedule for violation certain rules and regulations.
4. The Management Company and Board of Directors are responsible for the acceptance and investigation of written complaints from any property owner or resident of Tannerie Wood specific to the Rules and Regulations of the community.
5. The Board of Directors desires to be more transparent regarding delinquencies, violations and fines.
6. Any time a property owner or resident fails to pay a fine when imposed or correct a violation after notice, the Board shall make public the name of the owner and/or resident and the property address, the amount of the fine outstanding and the violation that was the cause of the fine. The fines and violations shall be published at a meeting of the Board of Directors and in the minutes of that meeting. The Board shall also maintain a list of all fines previously published and paid.

