RESOLUTION OF THE COUNCIL OF
BETHEL GRANT HOMEOWNERS ASSOCIATION, A CONDOMINIUM

Unit Leasing Administration Fee

I, the undersigned Secretary of the Council of Bethel Grant Homeowners Association, a Condominium established under the Unit Property Act (the "Association"), **HEREBY CERTIFY AS FOLLOWS**,

At a duly noticed meeting of the Council conducted on October 26, 2026, at which a quorum was present, the following Resolution was unanimously adopted:

WHEREAS, the Association is a non-profit corporation established in accordance with a Declaration of Condominium of Bethel Grant Under the Unit Property Act, dated October 24, 1977, of record in Montgomery County, Pennsylvania as of October 26, 1977, in Book 4251, Page 172 *et seq.* (the "Declaration"), as amended; and

WHEREAS, the Association operates in accordance with that certain Bethel Grant Code of Regulations, dated October 24, 1977, of record in Montgomery County, Pennsylvania as of October 26, 1977, in Book 4251, Page 204 *et seq.* (the "Code"), as amended, and the retroactively applicable provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. S.C. § 3101 *et seq.* (the "Act"); and

WHEREAS, in accordance with Article IV, Section A of the Code and Section 3303(a) of the Act, the Association Council is charged with and has the exclusive authority, power and discretion to exercise all powers vested in the Association pursuant to applicable law, including the power to adopt and amend Rules and Regulations, and to levy reasonable fines for violations of the Declaration, the Association's Bylaws or the Rules and Regulations; and

WHEREAS, the Association has adopted Rules and Regulation including Rules governing leasing of Units within Bethel Grant; and

WHEREAS, Council determined that the cost to administer and manage a leased Unit substantially exceeds that of the cost to administer and manage an owner-occupied Unit; and

WHEREAS, the Council has determined that the best interests of the Association will be served by amending and updating the Rules and Regulations relating to Leased Units.

NOW THEREFORE, in consideration of the foregoing recitals**, IT IS RESOLVED THAT:**

1. Rule and Regulation Section U, No. 11 is hereby removed and replaced with the following:

> Subject to compliance with these Leasing Rules, upon entering into a new lease for a Unit and delivering a copy of the Lease to the Association's managing agent, the Owner must pay a fee to the Association in the amount of $1,000.00, or such other amount as may be determined from time to time by the Council, to defray the cost to set up a Unit leasing file including records regarding the Lease, the Unit occupants, contact information and mailing addresses.
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> In addition, on or prior to January 31, of each year a Unit is leased, the Owner shall pay the sum of $1,000.00 to the Association, to offset the extra costs, time and expense incurred by the Association to administer to and manage a leased Unit.

2. The managing agent shall revise the Rules and Regulations in accordance with this Resolution and notify all Unit Owners of this Rules Amendment.

3. This Resolution shall take effect on January 1, 2027.

This Certification is dated November 6, 2026

Matt Sheats

Matt Sheats, Secretary