

Bethel Grant Condominium Association

c/o The Windsor Realty Group, Ltd.
650 Sentry Parkway, Suite 205
Blue Bell, PA 19422

CAPITAL IMPROVEMENT FEE RESOLUTION

Capital Fee Amount: \$350.00

Date: Effective April 1, 2005

WHEREAS, the Association listed above is a Pennsylvania Corporation duly organized and existing under the laws of the Commonwealth of Pennsylvania; and,

WHEREAS, Article VI Section A of the Association Code of Regulations grants the Board of Directors all powers for the conduct of the affairs of the Association; and,

WHEREAS, Article VII Section A(4) gives the Association's Board of Directors the authority to assess the homeowners for their share of estimated or actual expenses incurred in the operation of the Association; and,

WHEREAS, the Uniform Planned Community Act, (UPCA), Section 5302(12), effective February 2, 1997, establishes the Board's authority to raise funds for new capital improvements or to replace existing common elements by levying Capital Improvement Fees upon the resale of a unit; and,

WHEREAS, the Code of Regulations and Declaration of the Association do not prohibit the Board from establishing a Capital Improvement Fee;

NOW, THEREFORE BE IT RESOLVED THAT, upon resale of a unit, each new owner of the Association shall be required to pay a non-refundable Capital Improvement Fee in the amount stated hereinabove for those requisite purposes which the Board may deem reasonable and necessary pursuant to its power under the Declaration and Code of Regulations.

This Resolution is adopted and made a part of the Minutes of the meeting of March 1, 2005.

By: _____
Original Signatures on file in Management Office

, President

, Secretary