

**CAINE'S CREEK CONDOMINIUM COMMUNITY ASSOCIATION
RESOLUTION REVISING RULES AND REGULATIONS**

WHEREAS, Caine's Creek Condominium Community Association ("Caine's Creek") is formed pursuant to a Declaration of Condominium, ("Declaration") and Code or Regulations adopted pursuant thereto, to administer, maintain, repair and replace certain common elements and units in a development situated in the Borough of Phoenixville, County of Chester, Pennsylvania, known as "Caine's Creek Condominium". The Declaration is recorded in the Office of the Recorder of Deeds for Chester County in Deed Book 276 at page 35 et seq, as amended.

WHEREAS, Caine's Creek is a condominium as defined at Section 3103 of the Pennsylvania Uniform Condominium Act, (68 PA.C.S.A. Section 3101 et seq - the "Act"), and subject to the retroactive provisions thereof.

WHEREAS, pursuant to Section 7 of the Code of Regulations, the affairs of the Association are governed by the Council, which in relevant part is charged with:

E. Promulgation, distribution and enforcement of rules governing the details of the use and operation of the Property and the use of the Common Elements and Limited Common Elements by the owners of the Units and their lessees, and the employees and entities of any of them.

WHEREAS, Council has deemed it to be in the best interest of the Association to update and revise the Rules and Regulations of Caine's Creek.

BE IT THEREFORE RESOLVED by unanimous consent of the members of Council, as follows:

1. Section J. 2. of the Rules and Regulations ("FINING PROCEDURES") is hereby amended to add the following sentence:

Fines shall be in the minimum amount of: \$50.00 for the first offense (after the initial warning letter), \$100.00 for a second offense and \$150.00 for a third offense. Fines may be higher depending upon severity of the violation, and may be imposed daily for continuing or persistent or repeated violations.

2. The Annual Investor Surcharge is hereby deleted.

3. Section M. 2. of the Rules and Regulations ("LEASING POLICY") is hereby deleted and replaced with the following:

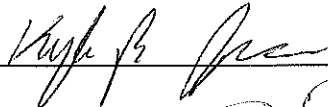
Every Owner shall submit to the Caine's Creek Condominium Community Association (i) the written lease accompanied by an executed copy of the approved Lease Addendum, (ii) a completed information form, a copy of which is attached hereto as "Exhibit "B" (both (i) and (ii) must be executed by the prospective Lessee, and (iii) payment in the amount of \$150.00 representing an Administrative Lease Fee to defray and offset the costs incurred by the Association (maintaining


lease files, notices, mailing, rules and regulations violations etc.) due to tenant occupancy of the Unit. The Administrative Lease Fee is due and payable each time a new tenant occupies a Unit.

4. To the extent not inconsistent herewith, all remaining Rules and Regulations and all previous amendments shall continue to be in full force and effect.

5. Copies of the revised Rules and Regulations shall be distributed to all Unit Owners promptly after the adoption of this Resolution.

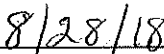
ATTEST:







Date



Date