

FIELDSTONE

HOMEOWNER'S ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS TO ENACT A CAPITAL IMPROVEMENT FEE UPON TRANSFER OR RESALE OF UNIT

The undersigned, being the members of the Board of Directors of the Fieldstone Homeowners Association (the "Association"), a Pennsylvania domestic not-for-profit corporation, do hereby consent in writing to the adoption of the following resolution in accordance with the Bylaws of the Association and Section 5302(a)(12) of the Pennsylvania Planned Community Act, Act 180 of 1995 968 (P.A.C.S. Section 5103):

WHEREAS, the Board of Directors has determined that a capital improvement fee to be paid upon the sale or transfer of any unit is necessary and appropriate, to be used to defray the future cost of new capital improvements, or replacement of existing common elements. Therefore,

IT IS RESOLVED, that a capital improvement fee in the amount equal to **Two Thousand Two Hundred Fifty (\$2,250.00) Dollars** is to be paid to the Fieldstone Homeowners Association upon the sale or transfer of any unit in the community. No capital improvement fee shall be imposed on any gratuitous transfer of a unit between any of the following family members: spouses, parent and child, siblings, grandparent and grandchild. The monies generated by this capital improvement fee shall be placed in a separate capital account and may be expended only for new capital improvements or replacement of existing common elements and may not be expended for operation, maintenance or other purposes.

The capital improvement fee shall be paid at the time of settlement upon the sale or transfer, and no deed shall be transferred or recorded until the capital improvement fee is paid to the Fieldstone Homeowners Association. Delinquent payment of the capital improvement fee shall be collected in the same manner as any other delinquent assessment.

THE RESOLUTION BECOMES EFFECTIVE January 1, 2022.

IN WITNESS WHEREOF and as approved by the Board of Directors of the Fieldstone Homeowners

Association on the 14 day of September, 2021.

FIELDSTONE

HOMEOWNER'S ASSOCIATION, INC.

BOARD RESOLUTION

BE IT KNOWN, that the Board of Directors, at their regular June 8, 2017 Board meeting, voted unanimously to require all homeowners have their clothes dryer duct work cleaned by a qualified duct cleaning company every other year beginning in 2018.

BE IT FURTHER KNOWN, that the Board of Directors will send a notice every other year reminding homeowners to complete this service by a specified date. A copy of the paid invoice or inspection certificate will be required. Non-compliance will result in fines.

BE IT FUTHER KNOWN, that the purpose of this Resolution is to prevent a fire hazard and to protect the safety of all homeowners.

This Resolution is officially adopted by the Board of Directors as signed below:

Raymond Supherman
Name

8/24/2017
Date

Rory Schmitt
Name

8/24/2017
Date

Scott Jenkins
Name

8/24/2017
Date

Richard [unclear]
Name

8/24/2017
Date

Michael [unclear]
Name

8/24/2017
Date

BOARD RESOLUTION


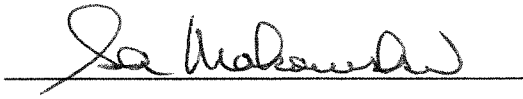
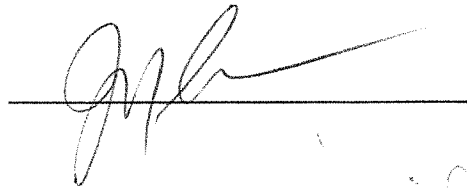

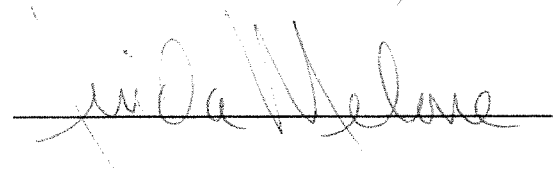
BE IT KNOWN at the Annual Meeting of the membership of the Association on Tuesday, September 26, 2006, the membership present overwhelmingly requested that the Association contract for certain maintenance of the street trees on homeowner's private property on behalf of the homeowners.

BE IT KNOWN, that the Board of Directors, at their regular November 14, 2006 Board meeting, discussed this issue and voted unanimously to have a certified arborist prune all street trees on a scheduled basis.

BE IT FURTHER KNOWN, the Board of Directors voted unanimously to have a landscape contractor remove any damaged or dead street trees as determined by a certified arborist, including stump grinding of the same on the homeowner's private property. It shall be the responsibility of a homeowner to have any decorative tree rings or landscaping stone surrounding any affected tree removed. The stump will not be ground unless the decorative tree rings or stone surrounding the tree is removed by the homeowner prior to the scheduled tree removal. The Association shall not be responsible for the removal or restoration of any landscaping, retaining walls or other improvements installed by individual homeowners. These contracted services will not include any tree replacement. Tree replacement will continue to be at the homeowner's expense and must be in accordance with the Fieldstone Rules and Regulations.

BE IT FURTHER KNOWN, that the purpose of this Resolution is to maintain the uniform appearance throughout the community and to relieve homeowners of this property maintenance.

This Resolution is officially adopted by the Board of Directors as signed below:

FIELDSTONE

HOMEOWNER'S ASSOCIATION, INC.

POLICY RESOLUTION

Policy of Fieldstone Homeowners Association.

Adopted by the Board of Directors May 11, 1999

TOPIC - Authority granted to Board of Supervisor of Solebury Township to enforce on-street daytime/overnight parking during snow storms and stop signs.

BE IT RESOLVED:

In the event of a snow storm, all motor vehicles parked on street during daylight or overnight will be ticketed and/or towed at owner's expense, in compliance with all relevant Township Regulations. The Board of Supervisors of Solebury Township has been given full authority to delegate enforcement of stopping at stop signs in Fieldstone and street parking during snow storms. This Resolution is effective immediately.

This Resolution is unanimously accepted by the following Board of Director members:

Sworn and Subscribed:

Before Me This 11th day:

of May, 1999

Barbara Lippincott
Notary Public

5/11/99
Date

NOTARIAL SEAL
BARBARA S. LIPPINCOTT, Notary Public
Plumstead Twp., Bucks County
My Commission Expires Aug. 21, 2000

Richard Malavenda

Richard Malavenda - President

Michael Danchak

Michael Danchak - Vice President

Marie P. Aquilina-Walsh

Marie P. Aquilina-Walsh - Secretary

Jon Stephenson, Jr.

Jon Stephenson, Jr. - Treasurer

David Powell

David Powell - Member at Large

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WHEREAS the streets of Fieldstone are considered passageways for motor vehicles and not recreational areas for children, and

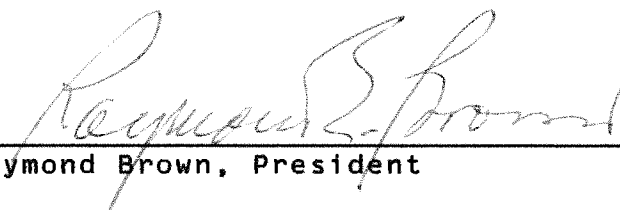
WHEREAS the surfaces of the Streets of Fieldstone are smooth and attractive to skateboard enthusiasts, and

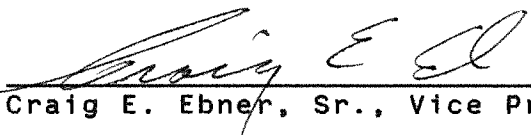
WHEREAS the relatively few young people residing in Fieldstone have friends who also like to skateboard, and

WHEREAS some instances of both narrow escapes and irritation to residents because of noise and obstruction of traffic, and

WHEREAS the parents are not taking positive action to help in controlling the problem;

NOW BE IT RESOLVED as of the 20th day of August, 1996, that the Board bans skateboarding, roller blading, and/or rollerskating on any road surface within the bounds of Fieldstone by any person, male or female, under the age of eighteen years. Any and all instances of violation by any child will be the responsibility of the parent(s) involved.


Raymond Brown, President


Craig E. Ebner, Sr., Vice President


Marie P. Aquilina-Walsh, Secretary


Scott Sutherland, Treasurer


James McCarrick, Member at Large

FIELDSTONE

HOMEOWNER'S ASSOCIATION, INC.

BOARD RESOLUTION

WHEREAS, the developer of Fieldstone Homeowners Association, Inc. subsidized certain maintenance to the plantings on homeowners' private property for the year of 1991.

BE IT KNOWN, at the Annual Meeting of the membership of the Association on Thursday, September 12, 1991, the membership present overwhelmingly requested that the Association contract for certain maintenance of the plantings on homeowners' private property on behalf of the homeowners.

FURTHERMORE, the cost of the above contractual services will increase the monthly dues by an amount to be established by the Board of Directors.

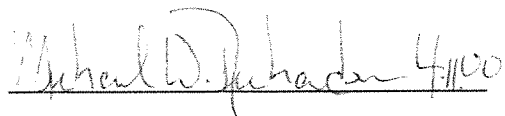
BE IT KNOWN, that the Board of Directors, at their regular September 25, 1991 Board meeting, discussed this issue and voted unanimously on February 15, 2000, to have landscape contractor perform the following services on homeowners' private property: re-edging and mulching of planting beds, summer pruning, fall pruning, weeding and chemical treatments.

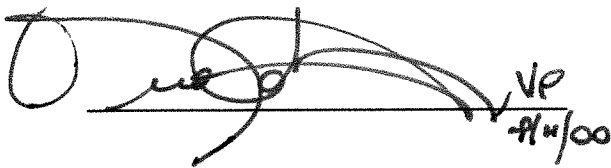
BE IT FURTHER KNOWN these contracted services will not include any replacement plantings.

BE IT FURTHER KNOWN that the purpose of this Resolution is to maintain the consistence of appearance throughout the community and to relieve homeowners of this property maintenance.

This Resolution is officially adopted by the Board of Directors as signed below.

 4/11/00

 4/11/00

 VP
4/11/00

 4-11-00

FIELDSTONE

HOMEOWNER'S ASSOCIATION, INC.

BOARD RESOLUTION

WHEREAS, the developer of Fieldstone Homeowners Association, Inc. subsidized certain maintenance to the plantings on homeowners' private property for the year of 1991.

BE IT KNOWN that at the Annual Meeting of the membership of the Association on Thursday, September 12, 1991, the membership present overwhelmingly requested that the Association contract for certain maintenance of the plantings on homeowners' private property on behalf of the homeowners.

FURTHERMORE, the cost of the above contractual services will increase the monthly dues by \$5.00 per unit, per month.

BE IT KNOWN that the Board of Directors, at their regular September 25, 1991 Board meeting, discussed this issue and by the unanimous vote of those present, approved a \$5.00 increase in monthly assessments for the year of 1992 for the purpose of contracting the landscape contractor to perform the following services on homeowners' private property: re-edging and mulching of planter beds, summer pruning and fall pruning.

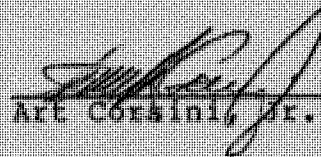
BE IT FURTHER KNOWN these contracted services will not include any chemical applications, replacement plantings or weeding.

BE IT FURTHER KNOWN that the purpose of this Resolution is to maintain the consistency of appearance throughout the community and to relieve homeowners of this property maintenance for the year 1992.

This Resolution is officially adopted by the Board of Directors as signed below.



R.E. Brown



Art Corsini, Jr.



Michael Shavel, Esquire



Nicholas Braco, Jr.

PROPOSED CONTROL COMMITTEE PROCEDURE

RESOLUTION

Whereas the Declaration specifically delegates final decision-making authority to the Control Committee; and


Whereas decisions made by the Control Committee might be made without access to important information possessed by the Board; and


Whereas final decision-making authority on behalf of the Homeowners Association is vested in the Board of Directors by the Declaration; and

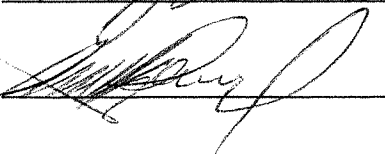
Whereas it is the intention of the Board to clearly establish this authority in the interest of future operations;

Now be it known that the following resolution has been adopted by the Board to clearly delineate the procedure to be followed by the Control Committee:

1. The Control Committee shall receive all applications for change
2. The Control Committee shall study and evaluate such applications; agree upon a decision and submit same to the Board of Directors for approval prior to response to the applicant.
3. The Control Committee shall inform the applicant of the final decision after approval by the Board of Directors.
4. The applicant shall have the right to appeal such decisions to the Board of Directors; such appeal must be made within thirty days of receipt of the decision of the Control Committee.

Approved  R. E. Brown June 10, 1992

Approved  Michael Shavel June 10 1992

Approved  Arthur Corsini June 10 1992

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BOARD RESOLUTION

WHEREAS, Section 11, page 27 of the Declaration states that no fences, hedges, screening or lights shall be permitted on the grounds.

BE IT KNOWN that the white picket fences around the original samples (units 158 and 162 Woodstream Court) have been conveyed along with the rest of the improvements to the property to the owners at the time of purchase.

FURTHERMORE, at the Board meeting of February 13, 1992, the Board of Directors of the Fieldstone Homeowners Association voted to exclude the white picket fences around units 158 and 162 Woodstream Court from the above mentioned Section. Therefore, these two units are allowed to have builder installed fences.

BE IT FURTHER KNOWN that the responsibility for the maintenance and replacement of these fences will be that of the individual unit owner.


This Resolution is officially adopted by the Board of Directors as signed below.



R.E. Brown



Michael Shavel, Esquire



Art Corsini, Sr.

Nicholas Braco, Jr.