

**AMENDED RESOLUTION OF THE EXECUTIVE BOARD OF DIRECTORS
CROSSGATES SOUTH HOMEOWNERS ASSOCIATION
ESTABLISHING A CAPITAL RESERVE FEE**

BACKGROUND

The Crossgates South Homeowners Association presently has a Capital Reserve Fee from incoming purchases of a home in the amount of \$370 effective May 1, 2020. The Association's Executive Board of Directors, by unanimous vote, has determined that it is in the best interest of the financial future of the Association to impose an amended Capital Reserve Fee of two (2) quarterly assessments on resale in Crossgates South Homeowners Association in order to fund the capital reserve, for maintenance of private roads effective July 1, 2025.

- A. The foregoing Background is incorporated herein by reference.
- B. In accordance with Article IV, Section 1(a)(1) of the Declarations governing the Crossgates South Homeowners Association ("Association"), the Association shall provide the following services: Maintenance, repair and replacement of the private streets located on the property and the overflow parking areas within Lots 103 and 104.
- C. Article IV, Section 2 of the Association's Declarations authorizes the Executive Board of Directors to exercise all powers, duties necessary for the administration of the affairs of the Association.
- D. Section 5302(A) (12) of the Pennsylvania Uniform Planned Community Act authorizes community associations to impose a capital improvement fee on the resale. The capital improvement fee for any unit may not exceed the annual assessments for general common expense charged to such unit during the most recently completed fiscal year of the association.

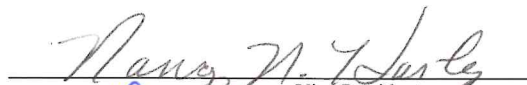
NOW THEREFORE, IT IS HEREBY RESOLVED by the Executive Board of Directors of the Association as follows:

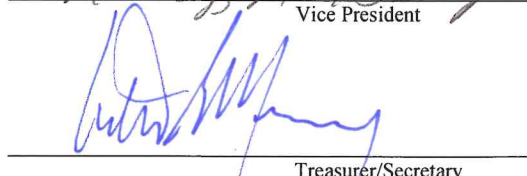
- 1. **A Capital Reserve Fee of Two (2) quarterly assessments is hereby imposed on the resale in the Association.**
- 2. This Capital Reserve Fee shall be disclosed in the resale certificates issued by Association and shall be collected at the time of settlement from the incoming purchaser.
- 3. In the event that the Association does not receive notice of a sale and the Capital Reserve Fee is not collected at the time of such transfer, the Capital Reserve Fee shall be a lien on said unit, enforced in the same manner as liens for assessments.
- 4. Capital Reserve Fees shall be maintained in a separate capital account ("road reserves") and shall be expended only for private road maintenance, repairs and replacement.
- 5. Notice of the adoption of this Resolution establishing a Capital Reserve Fee and the amount thereof shall be given to unit owners in the Crossgates South Homeowners Association upon adoption of this resolution.
- 6. This Resolution is effective as of July 1, 2025 and shall apply to any settlement which occurs on or after that date.

RESOLVED AND ADOPTED BY UNANIMIOUS VOTE OF THE EXECUTIVE BOARD OF DIRECTORS OF CROSSGATES SOUTH HOMEOWNERS ASSOCIATION THIS 21st DAY OF MAY, 2025.

ATTEST:


President


Vice President


Treasurer/Secretary