

RECORDED
JAN 09 2006
UNRECORDED

**The Cranberry Estates Community Association
Sidewalk Snow Removal
STATEMENT OF FACTS**


- A. Cranberry Estates is a planned community of homes in Perkiomen Township, which was organized pursuant to a recorded Declaration of Covenants, Conditions and Restrictions.
- B. The Declaration, together with the Bylaws of the Association provide for the adoption of reasonable rules and regulations by the Board of Directors, relative to the operation, use and occupancy of the Dwellings, Units and Community Facilities.
- C. The **Declaration provides for the enforcement** of Dwelling, including the lot, being maintained in a safe, clean and sanitary manner by the homeowner. If the homeowner fails to do so, **the Association may step in, with the all costs to be charged to the homeowner.**
- D. The Declaration defines the 'lot' to include the land, sidewalks, driveways and cartilage with in the within the subdivided parcel of land which is shown on the Plan approved by Perkiomen Township and filed and recorded with the County.
- E. The Declaration states that no Property shall be kept in a manner which could lead to the cancellation of any insurance policy or policies on the Property.

STATEMENT OF POLICY

In order to protect the safety of our residents and limit the liability exposure of the Association and its residents, the Board of Directors has adopted the following sidewalk snow removal policy:

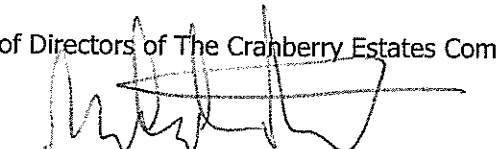
- 1. Residents are responsible for shoveling all sidewalks surround their homes, including sidewalks next TO or behind their property.
- 2. The Association's only responsibility is to clear the sidewalks adjacent to 'Common Areas', such as the Rec Area and the bridge on Cranberry Road as such, all other sidewalks are the responsibility of the adjacent homeowners.
- 3. Snow must be removed 24 hours after the snow ends.
- 4. If a hazard exists, **the HOA at it sole discretion** will issue a fine of \$50 for violation of this rule; have the snow and/or ice removed and will immediately bill the homeowner for the costs. This will be a "demand" bill in that it along with the \$50 fine will be due within 7 (seven) days.


I certify that the foregoing Resolution was adopted by the Board of Directors of The Cranberry Estates Community Association pursuant to the Bylaws of the Association on .

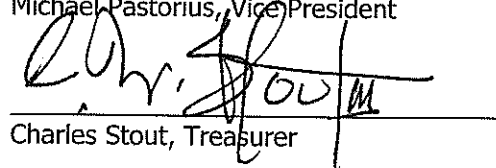

Secretary, The Cranberry Estates
Community Association

The foregoing Resolution has been adopted by the Board of Directors of The Cranberry Estates Community Associations.


Joseph Fauls, President


Michael Pastorius, Vice President


Barbara Dunne, Secretary


Charles Stout, Treasurer


William McGill, Member-at-Large