

**PENNLAND FARM WEST COMMUNITY ASSOCIATION
RESOLUTION ESTABLISHING REVISED
ARCHITECTURAL APPROVAL PROCEDURES**

WHEREAS, Pennland Farm West Community Association ("Association") is created and governed by a Declaration of Planned Community ("Declaration") and Bylaws adopted pursuant thereto, to administer, maintain, repair and replace Units and Common Elements of a residential development situated in Bedminster Township, Bucks County, Pennsylvania, known as "Pennland Farm West". The Declaration is recorded in the Office of the Recorder of Deeds of Bucks County as Instrument No: 2017107386, on November 14, 2007.

WHEREAS, the Association is created by and subject to the Pennsylvania Uniform Planned Community Act, (68 PA.C.S.A. 5101 et seq.) (the "Act").

WHEREAS, pursuant to Article VIII, Section 8.2 of the Declaration, the Association has adopted an architectural approval process for all exterior improvements or changes to Units and Unit lots.

WHEREAS, the Declaration governs certain "Wetland Areas" (including those located on or within Unit lots), which pursuant to Article VIII, Section 8.5 of the Declaration "are to remain in their natural state, and no action shall be taken which is contrary to state or federal law, or local regulation."

WHEREAS, as the Wetland Areas are subject to state or federal law or local regulation, the Association is without jurisdiction to approve improvements or changes to the Wetland Areas located on or within Unit lots.

WHEREAS, for the purpose of assuring compliance by Unit Owners with applicable Wetland Area (and building/zoning code) restrictions, the Executive Board has deemed it to be in the best interest of the Association to include Wetland Area (and building/zoning code) compliance in the architectural approval procedure.

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

- 1) All proposed exterior improvements, alterations or changes to Units must be submitted for approval by the Association utilizing the Property Modification Form ("PMF") attached hereto as Exhibit "A".
- 2) The Association will review all proposed exterior improvements, alterations or changes to Units for compliance with the Declaration, Bylaws and Rules and Regulations, and to assure that all proposed work meets community standards and is in keeping with the architectural style and design of the community.

3) The Association will endeavor to complete a prompt review and to issue a timely response to the Unit Owner applicant; it may seek additional clarification of the proposed work and / or additional information concerning colors, materials, location, design etc.

4) The Association will NOT review the Unit Owner's submission for compliance with applicable building, zoning, or Wetland Area restrictions. Approval by the Association is expressly contingent upon the Unit Owner submitting to, and seeking written approval from, all local, state and federal agencies having jurisdiction (together "Regulatory Agency"), including but not limited to building permits, zoning permits/variances, wetland/conservation district permits or variances.

5) In the event approval from any authorized Regulatory Agency requires modification or deviation from the approval granted by the Association, the Unit Owner must resubmit a revised PMF for review and final approval by the Association.

RESOLVED AND ADOPTED THIS ____ DAY OF _____, 2022.

, Secretary

, President

, Treasurer

PROPERTY MODIFICATION FORM

Name of Applicant: _____

Property Address: _____

Telephone: _____

Email Address: _____

Description of proposed modification, change, or addition:

A scaled drawing or sketch must be attached, along with a plot plan with all pertinent materials, dimensions, locations, etc., clearly noted. Forms must be submitted to the Association at the address below. **A separate form must be submitted for each modification.**

Anticipated Start Date: _____ Finish Date: _____

Submission of this form and its subsequent approval or denial, does not absolve the Unit Owner from having to seek approval from, and to abide by, any and all Township ordinances and permit requirements, as well as county, state and federal law (together "Regulatory Agency"). **Any approval granted by the Association is therefore expressly subject to the requirements of any Regulatory Agency having jurisdiction (for example, wetlands restrictions, building code etc), the responsibility to seek approval from which is the sole responsibility of the Unit Owner.** If approved by the Association, all work must be completed within 365 days, or a new request must be submitted. All work must strictly comply with the approval granted by the Association; any deviations or changes (including those required for compliance with any Regulatory Agency) must first be approved in writing by the Association by resubmission.

Owner's Signature: _____ Date: _____

Proposed Modification: <input type="checkbox"/> Deck	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Color Change
<input type="checkbox"/> Patio Walkway	<input type="checkbox"/> Fence	<input type="checkbox"/> Other (Describe)

Committee Recommendation: <input type="checkbox"/> Approve	<input type="checkbox"/> Deny (Reason)
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Comments:

Mail Form To: PENNLAND FARM WEST COMMUNITY ASSOCIATION
975 Easton Road, Suite 102
OR Warrington, PA 18976

Email Form To: j.stevens@cpm975.com