

MORGANDALE CONDOMINIUM ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION NUMBER 33

AMENDMENT TO CAPITAL IMPROVEMENT FEE, ADMINISTRATIVE RESOLUTIONS 30, 29, 26 AND 16

WHEREAS, Article I of the Declaration of Condominium of Morgandale (the "Declaration") established a Council to manage the business, operation and affairs of the Condominium Property (the "Council");

WHEREAS, Article V, Section B7 of the Code of Regulations of Morgandale and Section 3302(a) of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. § 3101 et seq. (the "Act"), as made retroactively applicable to the Morgandale Condominium Association (the "Association"), grant the Council the powers to adopt, amend, withdraw, and enforce rules and regulations governing the use and enjoyment of the Condominium Property;

WHEREAS, the Association, acting through the Council, has a substantial interest in regulating the use of the Condominium Property;

WHEREAS, the Association, acting through the Council, must raise the funds it needs to replace the Common Elements, preserve the appearance and value of the Condominium Property;

WHEREAS, Council has determined that the Association would benefit from the creation of a source of income which will provide additional revenue to be used by the Association to replace the Common Elements; and

WHEREAS, Council has determined that the Association will use the revenue generated by the levying of a Capital Improvement Fee to improve and replace the Common Elements and preserve the appearance and value of the Condominium Property;

WHEREAS, Council has determined that the Capital Improvement Fee should be increased to establish sufficient funds for replacement of Common Elements;

NOW, THEREFORE, BE IT THEREFORE RESOLVED THAT Council hereby establishes the Capital Improvement Fee in the Amount of One Thousand, Five Hundred Dollars (\$1,500) payable upon the conveyance or transfer of title to a Unit on or after January 1, 2024.

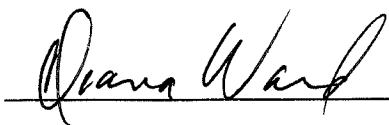
This Resolution was adopted by Council on the 16th day of November, 2023.



President

11-16-23

Date



Secretary

11-29-23

Date