



**WALNUT BANK FARM CONDOMINIUM ASSOCIATION
RESOLUTION TO RULES AND REGULATIONS**

PRE-SETTLEMENT UNIT INSPECTION

WHEREAS, the Walnut Bank Farm Condominium Association is governed by a Declaration of Planned Community, filed with the office of the Recorder of Deeds of Bucks County in Land Record Book 2278, Page 1469 et seq., and Bylaws adopted pursuant thereto.

WHEREAS, Section 3.2 of Article III of the Bylaws vests the Board of Directors all powers and duties necessary for the administration of the affairs of the Association, including the power to:

Adopt any rules and regulations deemed necessary for the benefit and enjoyment of the Community; provided however, that such Rules and Regulations shall not be in conflict with the Act, the Declaration or these Bylaws.

WHEREAS, the Board of Directors has deemed it to be in the best interest of the Association to amend the Rules and Regulations for the benefit of the community.

NOW, THIS 1ST DAY OF DECEMBER 2010, BE IT RESOLVED THAT THE RULES AND REGULATIONS OF THE ASSOCIATION ARE AMENDED AS FOLLOWS:

A visual inspection must be completed for every unit prior to settlement to ensure that there are no obvious rule infractions. The inspection will look at, but not be limited to, the following:

1. The flooring in the unit is in compliance with the Association's Declaration, Article VIII, Section 8.2(n), page 15.
2. No access to the common area above the units in Buildings A through K has been made, i.e. access panel or pull-down stairs. These areas were not designed to be load bearing and therefore not to be used for an owner's personal use. Accessing this space could cause structural damage.

3. In Buildings L-Z, the access panel that was installed by the developer has not been modified in any way. The panel is for emergency access to the common space above the second floor and not for storage of any kind.
4. Visual inspection of deck and patio for obvious needed repairs.
5. The Association must be allowed a minimum of one week's notice to perform an inspection of the property. Inspections will not be conducted on Saturday or Sunday. **Do not wait until the day before settlement to contact the Association, as this may delay the actual settlement.**
6. The inspection will be conducted by a member of management and, if available, a Board member.

This notice is now included with every resale package required of the Association in an effort to notify the potential buyers to be aware of this concern. Should a settlement proceed without notifying the Association and therefore without an inspection, the new buyer will be held accountable for any restorations needs and all costs, including the re-inspection.

The purpose of this procedure is to promote the safety of all residents in the Association and compliance with the Association's documents.

All other provisions in the Association's documents are to remain in full force and effect.

**Walnut Bank Farm Condominium Association
Board of Directors**

Michael Hsu, President
Nicholas D'Eletto, Vice President
David Huntzinger, Treasurer
Vicki Serravallo, Secretary
Audrey Carper, Member