



Development Co.

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Important NEW Policy

Dear Home Owner,

After careful consideration, the Board of Directors along with Rj Development Co. have decided to implement a fine system for EPB violations. This action is necessary to ensure each homeowner benefits from a beautiful community. A well-kept community will not only maintain a beautiful appearance but will help raise property values as well.

The following is a list of EPB violations along with the appropriate fines and time frame to fix the violations. Please read this carefully. This fine system will be effective Jan. 1, 2007. One last walkthrough will be done this fall and anyone that would be in violation will have until the fine system is in place to fix said violation. If it is not fixed by Jan. 1, 2007 the fine will start as specified in the category. For any repairs that cannot be done in the winter months, a plan of action must be presented to the Board by Jan.1, 2007. This plan must include why the violation cannot be fixed and what the time frame is to complete the repair.

If you are in violation and have been notified, you may appeal the fine at the next Board meeting. If you have concerns over any of the policy changes, please come to the next board meeting of the Association on December 7, 2006, at 7:00pm at the club house.

Sincerely,

Robert Gillenberger Jr.
Property Manager

And

Bernard J. Flugher, Esq.
Flugher Law Offices

Garbage Can Violation:

Garbage cans must be stored OUT of sight. They may be kept inside the garage or in back of the home, for example. They must also be off the curb the day of garbage pick up.

Time Frame: After the Violations is observed, you will be notified, and have 1 DAY to fix the violation. After the 2nd day you will be assessed the fine and continuing \$10.00 per day until you correct the violation.

Fine: \$10.00 A DAY

Large Exterior Home Violations:

These violations are for major home repairs that need to be done and affect the appearance of all town homes in the building. These violations include but are not limited to the following:

Examples:

- Replace Driveway
- Replace Windows
- Replace Roof
- Replace Garage Door
- Replace Front Door
- Replace Deck

Time Frame: After the Violation is observed you will be notified in writing by posting and you will have 45 DAYS to fix the issue. After the 45th day you will be assessed the fine.

Fine: \$40.00 a DAY

Unapproved Exterior Additions Violations:

PLEASE NOTE: These violations include any exterior addition or change with written approval. All changes must have an EPB request form approved before work can be done.

Examples:

- Planting bushes or trees
- Expanding a deck
- Changing paint color
- Any changes to the exterior of the home.

Time Frame: After the Violation is observed, you will be notified in writing by posting and will have 5 DAYS to fix the issue. After the 5th day you will be assessed the fine.

Fine: \$10.00 a DAY

Small Violations:

These include Violations that would be fixed or corrected with a minimal time or effort. These violations include but are not limited to the following:

Examples:

- Grass that is higher than 5 inches or unsightly.
- Weeds in mulch beds or overgrowth of brush.
- Debris or other eyesores in the yard that do not belong there.
- Trim or prune bushes and trees.
- Newspapers that are not disposed of.

Time Frame: After the violations is observed you will be notified in writing by posting and will have 5 DAYS to fix the issue. After the 5th day you will be assessed a fine.

Fine: \$10.00 a DAY

Exterior Home Violations:

These are medium size Violations and take more time to correct and you may need to have an outside service come in to fix them. These Violations include but are not limited to the following:

- Siding that is missing, damaged, or needs cleaned.
- Driveway Sealing.
- Shutters that are missing, damaged, or need cleaned.
- Trim, Shutters, Garage doors, doors and windows that need painted.
- Brick or stone that is missing, damaged, or needs cleaned.
- Porches (front or back) that need stained or painted.
- Missing flashing on the roof.
- Roofing that needs patched or fixed (not completely replaced).

Time Frame: After the Violation is observed you will be notified by posting and you will have 30 DAYS to fix the Violation. After the 30th day, you will be assessed the fine.

Fine: \$25.00 a DAY

All violations will be policed by Rj Development Co. There will be weekly and monthly walkthroughs to ensure that any violations are reported and taken care of. All violations will be reported to the Association and placed on file.

Fines will start when the time frame for fixing violations has ended. Fines will continue to accumulate until the violation is corrected. If a violation cannot be fixed within the allotted time frame, you may provide evidence to Rj Development Co. that you are making an attempt to have the issue taken care of. This evidence will be presented to the Board for review.

If any fines incurred are not paid within thirty (30) days, the homeowner will be sent a certified letter to pay the balance within 10 days. If the 10 days pass and there is still no payment, the fines are to be assessed as additional homeowners dues and are to be collected as set forth in the By-Laws of the Homeowners Association.

You are entitled to contest the implementation of the Violation and fine at the Association Board meeting following the first notice of the Violation. If you fail to contest at the meeting, the violation will be final and the fines will be imposed.