

ACC fine policy 2023

Under the powers granted in Article X of the Glencannon Homes Declaration of Covenants, Conditions and Restrictions, Article VII Section of the Bylaws and the PA Planned Community Act, the Glencannon Board of Directors will implement a monthly monetary fine to any unit that doesn't comply with the Architectural Policy of the Association:

In order to maintain the aesthetics of the community, non-compliance of the following will warrant a notice and ultimate fine:

- Cutting grass, trimming hedges and weeding
- Replacement or painting of shutters
- Replacement or painting of siding
- Parking on common grass areas
- Repair of roof, steps or deck
- Anything outlined in The Architectural Policy which was effective January 1, 1990 which can be found on the website at www.glencannonhomes.org
- Any policies established in the bylaws and covenants.
- Any policies instituted by the present or past Board of Directors.

Notification will be sent to the homeowner upon discovery of the issue with a list of repairs or improvements needed. Depending on the work needed, a specific timeframe will be provided to correct the issue. If the homeowner does not correct the issue or contact the office during that timeframe, a second notice will be sent. If the issue is still not resolved or a plan is not provided, a \$50 fine will be assessed on the property. This fine will be assessed every month until the issue is resolved. If the fine is assessed for more than 6 months with no resolve, the process will begin for court enforcement on the property. The fine amount may be adjusted in the normal course of business.

The board also reserves the right to hire a contractor to make the necessary corrections and assess the cost to the homeowner's account after a 30-day notice. If the issue poses a hazard to the surrounding properties and the community, a 30-day notice is not necessary.