

MORGANDALE CONDOMINIUM ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION NUMBER 34

AMENDMENT TO ADMINISTRATIVE RESOLUTION 32 AND SECTION C OF THE RULES AND REGULATIONS

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, Council has determined Resolution Number 32, and the Community Rules and Regulations, Section C, Homeowner Submittals, to be amended as follows:


HEREBY, Council has amended Resolution Number 32, and the Rules and Regulations, Section C, Homeowner Submittals as follows:

1. Clothes Dryers: Homeowners shall be responsible for maintenance of their clothes dryer and its components. At least once a year, prior to the sale of the Unit, and prior to the commencement of any new Lease, Homeowners shall arrange for the inspection, cleaning, and repair of dryer and dryer vent and must submit a certification that their clothes dryer and dryer venting was checked and cleaned. Cleaning must be performed by the Homeowner, or a licensed professional hired by the Homeowner. Certification that this process had been completed must be sent in writing to the Management Office. Non-compliance may result in fines per the Compliance Procedure.
2. Fireplace and Flue and/or Chimney, Wood Burning Stove and Flue and/or Chimney, and Gas Heater/Furnace and Flue and/or Chimney: Homeowners shall be responsible for maintenance of their fireplace, wood burning stove, and gas heater/furnace (whichever applies), and all components including the chimneys and/or flues associated with the appliance. At least once every two years, prior to the sale of Unit, and prior to the commencement of any new Lease, Homeowners shall arrange for a licensed professional to inspect, clean, and repair any fireplace, wood burning stove, gas heater/furnace, and all components, including the chimney and/or flue (inspection from the roof down), and must submit a certification from the licensed professional that such work was completed to Management. If the chimney and/or flue has a lifetime warranty liner, an inspection every two years is not necessary; however, documentation from a licensed professional that the lifetime warranty liner is in existence must be submitted by the Homeowner to Management. Non-compliance may result in fines per the Compliance Procedure. If the chimney and/or flue has a brick façade, this brick façade is the Association’s responsibility to repair.

3. Bathroom Exhaust Fans: Homeowners shall be responsible for maintenance of their bathroom exhaust fans and the related components. At least once a year, prior to the sale of the Unit, and prior to the commencement of any new Lease, Homeowners shall arrange for the inspection, cleaning, and repair of all bathroom/powder room exhaust fans, and the associated venting system. This work needs to be completed by the Homeowner or a licensed professional hired by the Homeowner. Certification that this process had been completed must be sent in writing to the Management Office. Non-compliance may result in fines per the Compliance Procedure.
4. Washing Machine Hoses: Homeowners shall be responsible for maintenance of their washing machine hoses and the related components. At least once every two years, prior to the sale of the Unit, and prior to the commencement of any new Lease, Homeowners shall inspect and/or replace the washing machine hot and cold-water hoses to steel reinforced hoses. This work needs to be completed by the Homeowner or a licensed professional hired by the Homeowner. Certification that this process had been completed must be sent in writing to the Management Office. Non-compliance may result in fines per the Compliance Procedure.
5. Hot Water Heaters: Homeowners shall be responsible for maintenance of their hot water heaters and the related components. At least once every two years, prior to the sale of the Unit, and prior to the commencement of any new Lease, Homeowners shall have the hot water heater, and all related components, inspected and repaired/replaced by a licensed professional hired by the Homeowner. Certification from a licensed professional must be sent in writing to the Management Office. Non-compliance may result in fines per the Compliance Procedure.
6. Toilet Water Supply Lines: Homeowners shall be responsible for maintenance of all toilet water supply lines and the related components. At least once every two years, prior to the sale of the Unit, and prior to the commencement of any new Lease, Homeowners shall inspect and/or replace water supply lines for all toilets, with braided stainless-steel water supply lines. This work needs to be completed by the Homeowner or a licensed professional hired by the Homeowner. Certification that this process had been completed must be sent in writing to the Management Office. Non-compliance may result in fines per the Compliance Procedure.
7. Census Forms: Residents shall fully complete the Census Form provided annually by the Association's Management Office, on or before the date stated on the annual Census Form, and after the sale of the Unit, and prior to the commencement of any new Lease. The Homeowner must sign and date the form acknowledging the above referenced certifications were completed in accordance with the requirements. Failure to fully complete and/or timely return the Census Form shall be considered a violation subject to the provisions of the Compliance Procedure.

NOW, THEREFORE, BE IT THEREFORE RESOLVED THAT Council hereby amends Resolution Number 32, paragraph 2. And the Community Rules and Regulations, Section C. Homeowner Submittals.

This Resolution Number 34 was adopted by Council on the 25th day of January 2024.



President

1-26-24

Date



Secretary

1-26-24

Date