

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE CARRIAGE HOMES AT APPLEBROOK COMMUNITY ASSOCIATION
REGARDING A PROPOSED AMENDMENT TO THE DECLARATION**

The undersigned, being the Board of Directors (the “Board”) of the Carriage Homes at Applebrook Community Association (the “Association”), hereby certifies that the following Resolution was adopted at a duly called meeting of the Board held on the 8th day of December, 2021.

WHEREAS, the Association is governed by the Declaration of Covenants, Restrictions and Easements for the Carriage Homes at Applebrook, dated September 7, 2000 and recorded on November 22, 2000 in the Chester County Recorder of Deeds Office in Deed Book 4856, Page 609 *et seq.*, as amended from time to time (the “Declaration”), the Bylaws of the Applebrook Carriage Home Community Association, Inc. (the “Bylaws”), the Carriage Homes at Applebrook Rules and Regulations (the “Rules and Regulations”) (collectively, the “Governing Documents”) and the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S.A. §§ 5101, *et seq.*, (the “Act”);

WHEREAS, pursuant to Section 5219(a)(1)(i) of the Act, the Declaration “*may be amended only by vote or agreement of unit owners of units to which at least . . . sixty-seven percent of the votes in the association are allocated*”;

WHEREAS, pursuant to Section 12.02(b) of the Declaration, “[*t*]he Declaration...*may be amended only with the affirmative vote or written consent of Unit Owners entitled to cast sixty-seven percent (67%) or more of the votes that all Unit Owners are entitled to cast...[.]*”;

WHEREAS, Section 7.10 of the Declaration currently sets forth the terms and conditions governing the leasing of Units in the Community;

WHEREAS, the Board believes it is in the best interests of the Association to propose an Amendment to the Declaration, which would impose certain restrictions on the leasing of Units in the Community, including, but not limited to, restricting the percentage of Units that may be leased in the Community at any one time to no more than five-percent (5%) of all Units;

WHEREAS, the Association has obtained the requisite vote of the Unit Owners approving the proposed Amendment to the Declaration attached hereto as Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, that the Association, through its duly elected Board of Directors, as evidenced by the signatures below, does hereby approve the Amendment to the Declaration attached hereto as Exhibit “A” and having obtained the requisite approval of the Unit Owners, hereby directs that said Amendment be executed and recorded, and such other action taken as may be necessary or advisable in connection therewith.

[Signature Page to Follow]

WITNESS this day, our hands and seals:

ATTEST:

BOARD OF DIRECTORS
THE CARRIAGE HOMES
AT APPLEBROOK
COMMUNITY ASSOCIATION

Name: *Mary Mann*

Title: Secretary

Richard Bailey

Title: President

12/8/21

EXHIBIT "A"