

RIVER'S EDGE AT DELANCO CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

In order that all members are treated fairly and equally, and in order to keep the Condominium a beautiful and desirous place to live, the Board of Directors has promulgated the following Rules and Regulations.

NOTE:

Any or all of these Rules and Regulations or all of same are subject to modification or termination at any time. Other Rules and Regulations may ultimately be established if the same are deemed desirable or appropriate, by a proper vote of the Board of Directors of the River's Edge at Delanco Condominium Association.

All residents must also follow all River's Edge at Delanco governing documents.

Nothing contained herein shall be construed to prohibit the reasonable adaptation of any unit for handicap use.

BARBEQUES AND OPEN FLAMES

1. Propane, gas or charcoal barbeques or other any other device that has open flames are not allowed within the community. There can be no storage of propane tanks or combustible materials anywhere within River's Edge. Electric grills are the only type of barbeque allowed. Any damage to the siding caused by the excessive heat of an outdoor grill will be the responsibility of the owner of the unit.
2. No Unit Owner or occupant shall burn, chop or cut anything on, over or above the Common Elements.
3. Grills can only be used on patios, decks or driveways. If used on the driveway, the grill must be stored inside out of sight when not in use.

COMMERCIAL BUSINESS

1. No commercial business is to be conducted from any Home. No Unit or Limited Common Element shall be used for any purpose other than as a private residence.

DECORATIONS, SIGNS, OTHER OUTSIDE ITEMS

1. Holiday decorations are permitted three (3) weeks prior to the Holiday, and can remain for three (3) weeks after the Holiday. Damages to the common area during installation or removal of decorations will be the responsibility of the Resident.
2. Wash or airing lines are NOT permitted in the open.
3. Blankets, pillows, towels, linens or wearing apparel shall NOT be aired in the open. The owner and occupant of each Unit, regardless of type, shall not cause or permit any clothes, clothes poles, lines or clothes trees to be installed or maintained, nor shall any sheets, blankets, or laundry of any kind or other articles to be hung out to dry outside of any Unit or displayed on the outside of windows or placed on the outside window sills, Limited Common Elements or Common Elements.
4. No temporary screens, awnings, balcony enclosures, fences, canopies, shutters, or radio or television antennae shall be erected or installed in or upon the Common Elements or exterior of the units or any part thereof without the prior written consent of the Board.
5. Unit Owners shall not have the right to paint or otherwise decorate or change the appearance of any portion of the exterior of the Building or any parking area. Each Unit Owner is responsible to promptly report to the any defect or need for repairs, the responsibility for which is that of the Association.
6. No sign of any nature shall be maintained in the interior of any building or dwelling unit which is visible from the exterior of any such building or dwelling unit except for one "For Sale" or "For Rent" sign (not to exceed 24" x 36"). The "For Sale" or "For Rent" sign can be displayed only in one interior window, unless your home fronts two street, then one sign may be displayed on each street side. No exterior signs of any kind are allowed within the

Association property. Except for one sign required for medical necessity.

EXTERIOR CHANGE REQUESTS

1. There shall be no obstruction of the Common Elements nor shall anything be temporarily or permanently placed upon, stored in or affixed to the Common Elements without prior written consent of the Board or unless expressly permitted by the Rules and Regulations.
2. Nothing shall be done to any Unit or on or in the Common Elements that will impair the structural integrity of any Building or which will structurally change any Building.
3. No Unit Owner may make any structural changes, additions, alterations or improvements in or to his Unit or in or to the Common Elements, without the prior written approval of the Board or impair any easement without the prior written approval of the Board. The Board shall have the obligation to answer any written request received by it from a Unit Owner for approval of a proposed structural addition, alteration or improvement to his Unit within forty-five (45) days after receipt of such request, and failure to do so within the stipulated time shall constitute approval of the proposal.
4. Any application to any municipal authority for a permit to make an addition, alteration or improvement in or to any Unit must be reviewed by the Board and, if approved, shall be executed by the Board as appropriate and may then be submitted by the Unit Owner. Such approval, however, shall not incur any liability on the part of the Association to any contractor, subcontractor or material made on account of such addition, alteration, or improvement, or to any other person having any claim for injury to person or damage to property arising therefrom. The Unit Owners shall furnish the Board with a copy of such permit that he has procured.

FLOWER AND PLANTING BEDS

1. Flowers may be planted in the Common area planting beds by residents but upon planting in the Association Common areas, they become property of the Association and cannot be removed by the resident without Association approval (except for the removal of dead vegetation). Weeding of these plants will be the responsibility of the homeowner. Any structure (bird house, planter, etc) placed in the beds must be harmonious with the landscaping and will be removed by the Association if deemed unsuitable. The homeowner will incur all costs to restore the area if the structure is removed.
2. There is a maximum of three (3) bird feeders and/or houses allowed in the planting beds.
3. No planters may extend over the outside of the upper deck railing unless approved by the Board.
4. Any planters placed on the decks must be placed so they do not sit directly on the deck because of possible damage to the deck from watering the plants. Any damage to the deck will be assessed to the homeowner's account.
5. Solar lights or any additional landscaping lighting placed at the entrance, flower beds

and/or rear decks of the unit must be similar to each other. Tiki torches or any other type of temporary lighting is not allowed.

6. Planting beds may not be enlarged without written permission of the Board.
7. Residents shall not put any fertilizer or weed killer on the common area turf without written permission of the Board.
8. The Homeowner is strictly prohibited from connecting, in any way, to any irrigation system and from installing any misters and/or sprinklers in the lawn. If homeowner is watering the lawn and planting beds with a portable sprinkler, it is their responsibility to move it for the landscapers to cut the grass and maintain the lawn. The Association will not be responsible for any damage to sprinklers or hoses caused by any contractor performing work for the Association.
9. Any temporary recreational device to be placed on the Association common area, which includes all grassed areas within the community, driveways and streets, must first be approved by the Association management. Time limits for placement of equipment will be enforced. A waiver, indemnifying the Association, must be signed by the owner prior to installing the recreational device. Examples are: small swimming pools, basketball nets, swings and playsets.

GARAGES

1. Garages are not permitted to be converted to living space or storage space to the extent that inhibits the use of the garage for motor vehicle parking or storage as originally designed. No temporary screening can be placed in replacement of the garage door.
2. All garage doors must be kept in good condition and in working order.

INSIDE STORAGE

1. Positively no cans of gasoline, paint rags, or other flammable material is permitted to be stored in closets, utility rooms or garages.
2. Nothing shall be done or kept in any Unit or in or upon the Common Elements which will increase the rates of insurance of any Buildings or the contents thereof beyond the rates applicable for Units without the prior written consent of the Board. No Unit Owner shall permit any/thing to be done or kept in his Unit or in or upon the Common Elements that will result in the cancellation of insurance on any Building or by the contents thereof or that will be in violation of any law.
3. Attics are not to be used for storage.

INSURANCE

1. Nothing shall be done or kept in any Home, which will increase the rates of insurance beyond the rates applicable for Homes without the prior written consent from the Board.
2. No Homeowner shall permit anything to be done or kept in his/her Home or in or upon the Common Property which will result in the cancellation of insurance on any of the Common Property or the contents thereof, or which will be in violation of any law.
3. All homeowners must obtain insurance on their personal belongings and any betterments or improvements that are made to the interior of their units. The Association's insurance will not cover personal belongs or betterments or improvements in the event of a loss.

NOISE AND SOLICITATION

1. Absolutely no peddlers or solicitors, including residents, of any kind are allowed in the Condominium. Report any solicitors to the management company immediately.
2. Power tools shall not be used between 10 P.M. and 8 A.M. of the following day.
3. TV's, stereos and radios shall be turned low prior to 8:00 am and after 11:00 p.m. No short wave radio transmitters shall be permitted to operate in the Condominium without special permission of the Board. Outside antenna are NOT permitted. Residents are not to gather at the exterior of any building in order to cause noise to disturb neighbor between the hours of 11:00 pm and 8:00 am. Noise complaints after regular management office hours (Monday through Friday 9:00 am to 5:00 pm) must be addressed to the police with a follow up call to management. I
4. No exterior loudspeakers shall be permitted, nor shall unshielded floodlights be installed in any exterior area of any Unit or any balcony, patio or terrace appurtenant thereto without the express written permission of the Board.
5. No resident will continue to operate an externally audible alarm system, including car alarms, which malfunctions, emits false alarms and disturbs the peace of the Condominium.
6. All Delanco Township noise ordinances must be followed.
7. Vehicles must not have loud exhaust, loud music or loud engines to the extent that the neighbors' peace is disturbed.

PATIOS, DECKS AND DRIVEWAYS

1. Patios and decks are to be used for patio furniture (table, chairs, umbrella), electric grill and other patio items. Patios, decks and driveways must not be used for storing trash, toys, bicycles, coolers, shovels, etc.
2. No bicycles are to be stored on the decks, patios or driveways. They are to be stored inside and out of site. No brooms, shovels or other outside cleaning apparatus may be stored on the outside of any unit, whether on the deck, patio, or near the front door. All patios and decks must be kept in a neat and orderly condition.

3. No patio or deck can be fenced in with either a permanent or temporary type gate or fence, except that which was installed by the Association. /
4. Any additions to or installation of patios or decks must meet current Association Architectural Guidelines and must be approved by the Association prior to installation.

PETS

1. All owners must register their dog(s) with the Township once per calendar year. All pets must be registered with Delanco Township and be current with all shots. No more than two pets in the aggregate shall be permitted in any Home.
2. An animal of any kind may be kept only as a domestic pet. It cannot be used for any commercial purpose including, but not limited to, breeding for sale, research, or experimentation.
3. No pet shall be permitted to run at large or to roam without a leash on any lands.
4. If any pet, without provocation, causes or creates a nuisance, or unreasonable disturbance or noise, the pet owner shall correct the problem immediately.
5. Anyone observing any infraction or any of these rules shall discuss the infraction in a neighborly manner with the pet owner in an effort to obtain voluntary compliance. An owner or resident shall, if the complaint is not satisfied voluntarily, write to the Association relating the incident or incidents and the efforts made to obtain voluntary compliance.
6. The Association Board shall meet with the owner of the offending pet and the complainants. If the Board determines that the complaint is justified, it may take any of the following actions, depending upon the character and frequency of the complaint:
 - Reprimand the pet owner and solicit his/her cooperation in the future.
 - Fine the pet owner. *
 - Revoke permission to harbor pet and effectuate permanent removal of the pet.
7. No outside pens, runs or yards shall be permitted. Pets must not be left unattended on any deck or patio.
8. No animals or reptiles of any kind shall be bred for profit in any Unit or anywhere else in the Condominium unless expressly permitted by the Rules and Regulations.
9. Pet owners are required to pick-up after their pets and use the provided pet waste receptacles. Dogs are not allowed to urinate or defecate in other than designated area, as designated by the Board from time to time. Evidence of failure to comply will result in the responsible person being assessed to replace the damaged lawn and fined.

10. There are two pet areas set aside that are lawncare chemical free located on the South side near the basin on Falcon Lane and on the North side at the grassed area against the white fence on River Lane. All pet owners must still make a point pick up their dog waste from these areas.
11. All pets must be registered with Delanco Township and be current with all shots.

RESIDENT ENJOYMENT AND ADHERENCE TO RULES

1. No occupant shall obstruct or interfere with the rights of any other occupant or in any way injure or them.
2. No noxious or offensive activities shall be carried on, in or upon the Common Elements or in any Unit nor shall anything be done therein either willfully or negligently that may be or become an annoyance or nuisance to the other residents of the Condominium. The Unit Owners and occupants thereof shall comply with all laws, zoning ordinance and regulations of all governmental bodies having jurisdiction. there over.
3. Each Home Owner shall be charged with the responsibility of directing his tenant, guest and invitees to comply with the Association's Declaration, By-Laws and these Rules and Regulations.
4. No resident shall stop an employee or contractor in the performance of his duties, give special instructions or ask favors of employees or contractors. All requests for services and/or complaints are to be submitted to the Association office.

SALE OF UNITS

1. In order to provide an orderly procedure in case of title transfers, and to assist in the maintenance of a current roster of Unit Owners, each Unit Owner shall give the manager of the Association timely notice of their intent to list their Unit for sale, and upon closing of title, shall forthwith notify such secretary of the names and home addresses of the purchasers.

SATELITTE DISHES

1. Only 18" Satellite dishes will be permitted with Board approval. If a larger dish is requested, a letter from the installer for the reason for the larger dish must be included with the application. The preferred location for a satellite dish would be attached to a short pole in the planting bed closest to the building. No Satellite dishes will be permitted to be attached to the roof or siding without the express permission from the Association. Owner will apply, for permission from the Association prior to the installation of the dish. All applications will be acted on and returned with 45 days of submitting. If the only location for the dish is on the building, whether the roof or attached to the siding, the owner will submit a \$100.00 payment,for any possible damage. The satellite dish will be removed upon sale of the unit. The new owner must submit a new application for either a new dish or to maintain the existing dish.

TENANTS

1. No Unit shall be leased for any period less than twelve (12) months. No Unit Owner may lease less than an entire Unit.
2. The Unit Owner shall have the right to lease the unit provided that said lease is in writing and made subject to all provisions of the Association. All rental units must be registered with the Township of Delanco.
3. In the event a tenant of a Unit fails to comply with the Rules and Regulations or provisions of the governing documents of the Association, the Association shall notify the Unit Owner of such. The Unit Owner must notify the tenant of the violation and demand it be remedied within 30 days of the notice. If the violation is not so remedied, then the Unit Owner, at their own expense, must immediately institute and diligently prosecute an eviction action against their tenant. The Association also has the right to institute eviction as per the Association's documents.
4. In the case of a delinquency of a rented unit, the Owner assigns all rights to the tenants rents to the Association until debt is resolved.

TRASH AND TRASH DISPOSAL

1.
 - a. All trash cans must have a tight-fitting lid. Bags of trash cannot be placed at the curb. All trash must be placed in containers with tight-fitting lids. They can only be left outside until 8 am the day after the trash is picked up. Recycle must go in the cans provided by the Twp. This is a Delanco Township Ordinance. Delanco Township will be giving out violations of this Township ordinance and it can result in a court summons.
 - b. The Association requires trash and recycling to not be stored outside of the home. The only exception to this rule is homes that have back door patios that face the woods with no other homes facing the area where the cans will be stored. In these instances, covered trash and recycling bins can be kept on a concrete slab. They cannot be viewed from the street.
2. Removal of bulk items (i.e. furniture, appliances, mattresses, etc.) must be arranged in advance by calling Delanco Township Department of Public Works.
3. Burning of papers or rubbish of any kind is NOT permitted.
4. No portion of the Common Elements or other portion of the Condominium shall be used or maintained for the dumping of rubbish or debris.

UTILITIES

1. Each Unit Owner shall pay for his own telephone, and other utilities, which are separately

metered or billed to each user by the respective utility company. Utilities that are not separately metered or billed or that serve the Common Elements shall be treated as part of the common expenses.

2. All Units must be heated to the extent necessary to prevent damage from freezing temperatures during the months of October through April, inclusive, regardless of whether or not occupied. Any Unit Owner failing to heat his Unit shall be obligated to pay a Remedial Assessment for the costs of any damage caused to any portion of the Condominium due to his neglect, or if such damage is insured by the Association for any deductible or other amount not received by the Association from the insurance proceeds.

VEHICLES AND PARKING

1. No commercial vehicles may park overnight within the community, for no matter what purpose. This includes whether the owner resides in the community or is having service done within their unit. Parking within the community includes parking in driveways or on any of the roads within River's Edge.
2. Commercial vehicles include vehicles that fall within any of the following categories: over 20 feet in length; over 4,000 pounds; has printing on the vehicle indicating that it is used for a commercial purpose; has a commercial license plate; has a passenger vehicle license plate but is clearly used for a commercial purpose; or any other vehicle which the Board of Directors or management determines is used for a commercial or storage purpose.
3. No vehicle, no matter what size, may be used for storage purposes of any kind, except for the commercial storage units such as PODS which can only be kept in the driveway of the unit for a maximum of 7 days and management must be given notice prior the storage unit placed in driveway.
4. Parking lines must be observed, as must all rules, regulations and laws with regard to the parking and operation of vehicles. No vehicle may block any sidewalk or pedestrian walkway, mailbox or fire hydrant.
5. Only private licensed passenger type sedans, coupes, station wagons/vans, and sport utility vehicles are allowed to be parked in the Condominium. Unregistered vehicles are not permitted. Motorcycles must be parked in resident's driveway or garage and not on any of the sidewalks within River's Edge.
6. The speed limit in the Condominium is 25 MPH. All STOP signs at intersections must be observed. All street directional signs must be observed.
7. Bicycles and adult tricycles are considered vehicles and must travel on Condominium roads the same as an automobile, observing all STOP signs and traveling on the right-hand side of the road. They must be equipped with a headlight and rear light for night riding. All applicable municipal and governmental regulations concerning safety devices and rules of the road must be observed. Skateboarding and rollerblading is not permitted on the sidewalks or near trash receptacles.

8. Residents will refrain from performing any repair or service to their vehicles that could cause damage to Condominium Property. During the snow removal season, owners must cooperate with equipment operators by moving their vehicles when necessary. Any repairs for damage caused to the pavement by leaking vehicles will be charged to the unit owner who is assigned to that parking space.
9. No vehicle, equipment or machine will be operated within the Condominium without adequate noise suppression nor shall any such device be operated in a manner to create excessive noise. No motorized vehicle may be operated in areas other than the streets without the proper authorization except for law and maintenance equipment.
10. In the event a vehicle is parked within 10 feet of a fire hydrant or in a "No Parking" zone, is impeding a snow plow or is obstructing access, or if the owner cannot be located, refuses or fails to move the vehicle within a reasonable period of time, then in that event the Association is authorized to have the car towed at the owner's expense. Also, parking is prohibited within 10 feet of any corner of any intersection within the community.

WINDOW AIR CONDITIONERS

1. No window air-conditioners or fans are permitted.

WINDOW COVERINGS

1. Draperies, blinds, curtains or other traditional window coverings must be installed by each Unit Owner on windows where appropriate. No temporary window coverings shall be allowed. The use of temporary plastic covering, for additional insulation purposes only, must only be done on the inside of the windows so that it is not visible from the outside.

VIOLATIONS AND FINES

The Board shall have the power to make such rules regulations as may be necessary to carry out the intent of these restrictions and shall have the right to bring lawsuits to enforce the Rules and Regulations promulgated by it.

The Board shall further have the right to levy fines for violation of such Rules and Regulations, provided that the fine for a single violation may not, under any circumstances, exceed \$100 for a first violation or \$250 for any subsequent violation. Each day a violation continues after notice shall be considered a separate violation.

Any fine so levied is to be considered as an assessment to be levied against the particular Homeowner involved, and collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of other assessments.

Fines may be levied against a Homeowner's tenant and the Homeowners shall be jointly and

severally liable with his/her tenant for the payment of the same.

In the event the Board institutes legal action for collection of any fines, the defendant(s) shall be responsible for payment of reasonable attorney's fees of the Association plus interest and costs of suit. In the event of litigation, the Condominium Association has the right to promulgate and enforce reasonable rules and regulations not in conflict with the provisions herein regarding the use and enjoyment of the Common Elements and each Unit Owner by acceptance of the deed to his Unit agrees to abide by said rules and regulations.

COMPONENT RESPONSIBILITY CHART

KEY

CE = COMMON ELEMENTS - OWNED EQUALLY BY ALL UNIT

OWNERS OF THE CONDOMINIUM

LCE = LIMITED COMMON ELEMENTS - OWNED BY ALL UNIT OWNERS WITH

USE, ACCESS OR BENEFIT LIMITED TO ONE UNIT OWNER

U = UNIT - OWNED BY ONE OR MORE OWNERS, A DWELLING

T = DELANCO TOWNSHIP

component		type	condominium responsibility	unit owner responsibility
ROOF	1	CE	REPAIR REPLAC	NONE
SKYLIGHTS	2	U	NONE	REPAIR REPLACE/ PERMISSION
GUTTERS DOWNSPOUTS SPLASH BLOCKS	3	CE	REPAIR MAINTAIN REPLACE	NONE
EXTERIOR SIDING	4	CE	REPAIR REPLACE	NONE
SOFFITS, FASCIA, BASE BOARDS (EXT) TRIM, PORCH POSTS	5	CE	REPAIR REPLACE	NONE
SHUTTERS	6	CE	REPAIR REPLACE	NONE
WOOD PANELS, TRIM	7	CE	REPAIR REPLAC	NONE
CHIMNEY EXTERIORS	8	CE	REPAIR REPLACE	NONE
FIREPLACES, HEARTH	9	U	NONE	REPAIR

		type	condo	unit owner
10	CHIMNEY FLUES	u	NONE	CLEAN MAINTAIN
11	EXTERIOR VENTS - DRYER, ETC	u	REPLACE COVERS	CLEAN MAINTAIN
12	WINDOWS AND WINDOW GLASS, SLIDING DOORS, PATIO DOORS	u	NONE	CLEAN REPAIR REPLAC
13	WOOD EXTERIOR WINDOW SILLS, TRIM	u	REPAIR	NONE
1	FRONT ENTRY DOOR PATIO OR BALCONY	u	PAINT, EXTERIOR ONLY	REPAIR REPLACE
15	LOCKS, HINGES OR OTHER HARDWARE ON WINDOWS AND DOORS	u	NONE	REPAIR REPLACE
16	BALCONY FLOORING	LCE	REPAIR REPLAC E	CLEAN, MAINTAIN CLEAR SNOW ICE MELT
17	RAILINGS	LCE	REPAIR REPLAC	CLEAN MAINTAIN
18	PATIO (CONCRETE)	LCE	REPLACE	CLEAN MAINTAIN CLEAR SNOW ICE MELT
19	MECHANICAL ROOM AND STORAGE ROOM	u	NONE	OPERATIONS (HVAC & HOT WATER EQUIP) CLEAN REPAIR

GARAGE DOORS	2 u	PAINT	REPAIR REPLACE
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	type	cond	unit owner
DRIVEWAYS	21 LCE	REPAIR REPLACE	CLEAN
FRONT PORCH ENTRANCEWAY	22 CE	MAINTAIN SNOW REMOVAL	CLEAN
INTERIOR ENTRANCE STAIRWAYS TO HOMES	23 U	NONE	REPAIR MAINTAIN REPLACE
FOUNDATION WALLS	24 CE	REPAIR REPLACE	NONE
INTERIOR COMPONENTS EVERYTHING INSIDE "EXTERIOR SURFACE SIDE" OR HAVING INTERIOR	25 U	NONE	REPAIR MAINTAIN REPLACE
ATTIC SPACE, NON-STRUCTURAL COMPONENTS BELOW INSIDE ROOFING SHEATHING INCLUDING INSULATION	26 CE	NONE	REPAIR MAINTAIN REPLACE
PLUMBING AND ELECTRICAL - IF SERVICES ONE UNIT, REGARDLESS OF LOCATION	27 U	NONE	REPAIR MAINTAIN REPLACE
HVAC UNITS - EVEN IF LOCATED OUTSIDE OF UNIT, INCLUDING PAD	28 U	NONE	REPAIR MAINTAIN REPLACE
EXTERIOR ENTRANCE LIGHTING THAT IS CONTROLLED INSIDE UNIT	29 U	NONE	REPAIR MAINTAIN REPLACE
PLAYGROUND EQUIPMENT	30 CE	REPAIR MAINTAIN REPLACE	NONE

	type	condo	unit owner
ALL OTHER LANDSCAPE MATERIAL ON THE INCLUDING TURF, PLANTED BEDS, SHRUBS AND TREES	CE	MAINTAIN REPLACE	WATER (IF NO SPRINKLER)

32 SIDEWALKS, WALKWAYS	CE	SNOW CLEARING ICE MELTING REPAIR REPLACE	NONE LIMITED ICE MELT
33 OUTSIDE ELECTRIC OUTLETS	U	NONE	REPAIR REPLACE
34 TRASH	TWP	NONE	NONE
35 ALL STREETS IN COMMUNITY	CE	REPAIR MAINTAIN SNOW CLEAR ICE	NONE
36 CURBING, STORM DRAINS	CE	REPAIR REPLACE	NONE
37 LIGHTING IN PARKING AREAS ALONG INTERIOR STREETS AND ADJACENT TO BUILDINGS	CE	ELECTRICITY REPAIR MAINTAIN REPLACE	NONE
38 DETENTION BASIN	CE	REPAIR MAINTAIN	NONE
39	T	NONE	NONE
40	T	NONE	NONE

**RIVER'S EDGE AT DELANCO
CONDOMINIUM ASSOCIATION**

RESOLUTION DELINQUENCY

POLICY JULY 20, 2010

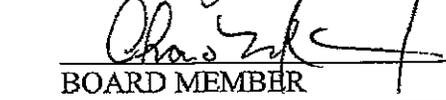
WHEREAS, the Board of Trustees of the River's Edge at Delanco Condominium Association is desirous of establishing a policy regarding the collection of fees and outstanding balances owed to the Association;

WHEREAS, the Board of Trustees of the River's Edge at Delanco Condominium Association is empowered to adopt reasonable rules and regulations governing the collection of fees;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the River's Edge at Delanco Condominium Association that the following policy is in place immediately upon the affirmative vote of the majority of the Board and notification of the community:

Any monthly fee that remains unpaid after the 15th of the month in which it is due will incur a late charge of \$25.00 per month for each month the fee is late. If the fee continues to remain unpaid 30 days after the due date, which is the 1st of the month in which it is due, the account will be referred to the Association's attorney for collection. At that time, additional charges may be assessed to the account which can include all attorney fees for the collection of the fees, late charges, plus court costs. The attorney has been authorized to use any and all measures to collect all outstanding fees which can include: levy against accounts, garnishment of wages, acceleration of the remaining installments for the fiscal year, notification of mortgage company that fees are delinquent, liens against the home and personal judgments against the owner(s).

We attest that there was an affirmative vote by the Board of Trustees of the River's Edge at Delanco Condominium Association.

 _____ BOARD MEMBER	_____ DATE ' 7/21/10
 _____ BOARD MEMBER	_____ DATE' 7,21/10
 _____ BOARD MEMBER	_____ DATE 7.21.2010