

Spruce Hills Condominium Association
Assessment of Fines and Annual Fees

2026

Resolution	Fine Imposed	Late Fees
Resolution Concerning Dryer Vents Adopted November 16, 2005	\$100.00	\$100.00 additional Fine for every 30 days late
Policy Resolution 005-01 Use of Certain Common Facilities Adopted May 16, 2001	\$25.00	
Administrative Resolution No. 1-2000 Regarding Unit Owner Registration Form (on-site and off-site) Adopted November 15, 2000	\$100.00	\$100.00 additional fine for every 30 days late
Policy Resolution 002-99 Enforcement of Parking Rules – Towing Adopted July 21, 1999	\$100.00- per offense + towing expense	Towing Expense paid directly to towing company
Resolution Regarding Washing Machine “Flood Check” Hoses Adopted January 4, 1995	\$25.00	
Resolution Concerning the Use of Fireplaces Adopted November 24, 1990	\$100.00	\$100.00 additional fine for every 30 days late
Pet Registration from Borough not current with Spruce Hills Office.	\$100.00	\$100.00 additional fine for every 30 days until current
Photo of pet not filed with the office	\$50.00	\$50.00 additional fine for every 30 days until current
Violation of dog pick-up	\$100.00	Fine doubles with each offense
Violation of pet not on leash	\$25.00	\$100.00 for each subsequent offense
Administrative Resolution No 3-98 Regarding Propane Gas Grills Adopted August 19, 1998	\$100.00	\$100.00 plus additional fine if not remediated immediately

Resolution	Fine Imposed	Late Fees
Resolution Relating to Late Fees Adopted October 27, 1986	\$50.00	
Policy Resolution Window Covering Adopted July 24, 1991	\$25.00	
Violation of Pool rules	\$100.00	May result in suspension of pool access
Bill posting/solicitations	\$75.00	Fine doubles with each offense
Resolution Adopting Procedures Regarding Leasing of Units Adopted June 14, 1995 Amended - Resolution No. 001-2000 Adopted February 16, 2000	\$100.00 lease or renewal not in on time \$100.00 rider lease not in before tenant moves in \$100.00 for off-site owner sheet not current \$100.00 for tenant info sheet not current or complete	\$100.00 for every 30 days after the original fine \$100.00 for every 30 days after the original fine \$100.00 for every 30 days after the original fine \$100.00 for every 30 days after the original fine
Resolution Adopting Procedures Regarding Leasing of Units for owner not adhering to a one year signed lease by one tenant	\$200.00 \$175.00 \$170.00 \$160.00 \$150.00 \$140.00 \$125.00 \$100.00 \$75.00 \$50.00	10+ months remains on lease 9 months remains on lease 8 months remains on lease 7 months remains on lease 6 months remains on lease 5 months remains on lease 4 months remains on lease 3 months remains on lease 2 months remains on lease 1 months remains on lease
Administrative Resolution No. 4198 Regarding Bill backs for Recycling Violations Adopted September 16, 1998	\$50.00	
Failure to Break down boxes for recycling	\$50.00	fine assessed per box
Improper Disposal of Large Items in Dumpster	\$100.00	per offense

Resolution	Fine Imposed	Late Fees
Failure to Correct Defective Water Meter	\$150.00	\$100.00 additional fine for every 30 days late
Disturbing the Peace	\$100.00 (Requires Court Summons)	
Violation of Entrance Way Rules	\$100.00	
Violation of Condominium Color and Style Guidelines for Door(s) and Window(s)	\$100.00 per Door/window	\$100.00 additional fine for every 30 days late
Violation of having any combustible items in your unit	\$100.00 for each item in unit	\$100.00 every 30 days until the item is removed
Violation of snow procedures	\$100.00 for every offense	
Reimbursement/Pass-along fees		
Item	Payable to	Amount
Replacement of Master Deed, By- Laws and Resolutions	Spruce Hills Condominium Association	\$300.00 printed copy \$100.00 digital copy
Replacement of Pool Badge(s)	Spruce Hills Condominium Association	\$25.00
Tennis Court key and every Replacement of Tennis Court Key	Spruce Hills Condominium Association	\$25.00
Replacement of Mailbox Lock & Key	Spruce Hills Condominium Association	\$50.00
Monthly Maintenance Fees	Spruce Hills Condominium Association	\$315.00
Late Fee if not received by 10th of month	Spruce Hills Condominium Association	\$50.00
Monthly Special Assessment Fee	Spruce Hills Condominium Association	\$195.00
Late Fee if not received by 25th of month	Spruce Hills Condominium Association	\$50.00
Construction Payments	Spruce Hills Condominium Association	Will be sent to collections if payments are not made.
Owner Information/Offsite Owner form not given to office	Spruce Hills Condominium Association	\$100.00 fine, additional \$100 fine for every 30 days late
Tenant information form not given to office	Spruce Hills Condominium Association	\$100.00 fine, additional \$100 fine for every 30 days late
Rules & Regulations Acknowledgement form not given to office	Spruce Hills Condominium Association	\$100.00 fine, additional \$100 fine for every 30 days late
Closing Cost for new buyer	Spruce Hills Condominium Association	\$300.00

Reimbursement/Pass-along fees

Capital Contribution for new buyer	Spruce Hills Condominium Association	\$1,260.00
Questionnaires for prospective buyers	Spruce Hills Condominium Association	\$250.00
Expedite Questionnaire Fee	Spruce Hills Condominium Association	\$50.00
Bounced Check Fee	Spruce Hills Condominium Association	\$75.00

I certify that the foregoing Annual Assessment of Fines and Fees was duly adopted by the Board of Trustees of the Association at a meeting held in accordance with the By-Laws thereof on the xx day of December 2025 and shall be effective as of January 1, 2026

Attest:

Jason Yard

Jason Yard, Treasurer

Lucy Mastapeter

Lucy Mastapeter, President

Signature:

 (Jan 2, 2026 11:34:58 EST)

Email: lucysellsrealestate13@gmail.com

Signature:

 (Dec 31, 2025 12:25:24 EST)

Email: yard.j27@gmail.com