



Homeowners Association

695 Valley Stream Circle Langhorne, Pennsylvania 19053

ENFORCEMENT POLICY

SCHEDULE OF FINES

Declaration of Restrictions and Covenants
Architectural Guideline and Procedures

1. Failure to obtain approval of the Architectural Control Committee before the start of exterior changes, construction of decks, fences and exterior color scheme.....**\$250 ***

2. Failure to obtain approval of the Architectural Control Committee before changing siding, roofing or additions.....**\$750 ***

3. Failure to respond to a request to comply with Restrictions and Covenants and Architectural Guidelines and Procedures, after proper notification.....**\$250/ per violation ***

4. Failure to remove an unapproved change or improvement, after proper notification and due process.....**\$1000 ***
(NOTE: Fine can/will be applied on a monthly basis at the Board's discretion.)

5. Failure to remove construction debris on a DAILY BASIS and/or failure to restore premises IMMEDIATELY upon completion of any improvement or repair until site is restored to its original condition.....**\$100/per day until site is restored to its original condition**

6. Minor Nuisance Fines (i.e. trash cans visible from street, oversized & uninspected vehicles, ladders & debris) after one (1) warning (It will be the resident's responsibility to send photo proof to remove continuing fine. (Fines currently on record will be updated to the revised fine amounts.).....**\$50/per occurrence ***

7. If legal action is required to enforce compliance with the Restrictions and Covenants or ACC Guidelines and Procedure, the resident/member shall reimburse the Homeowners Association for all legal costs and fees.

**This policy was adopted by the Board of Directors of the
Woodlyn Crossing Homeowners Association on
February 24, 1993. Amended March 16, 2011
*Amended February 21, 2024**