

LOCKWOOD CHASE COMMUNITY ASSOCIATION

Resale Certificate

This certificate is provided pursuant to the provisions of Section 5407 of the Pennsylvania Uniform Planned Communities Act. The *Lockwood Chase Community Association* (hereinafter "Association") represents the following with respect to _____, **Malvern, PA 19355** (hereinafter "Unit"):

1. The sale of the Unit is not subject to any right of first refusal or any other restraint on the free alienability of the Unit known to the Association unless otherwise stated here:

N/A

2. The regular common expense assessment of the Unit is \$600.00 payable in annual installments due on or before October 31st. Common expense covers from May 1st to April 30th of the following year.

As of the date of this certificate, there are no unpaid common expenses or special assessments currently due and payable by the Unit owner.

As of the date of this certificate, there are no surplus funds or credits applicable to the Unit.

3. No other fees are presently due to the Association by the Unit owner.

The Unit owner is personally responsible for all County, Township, School Real Estate taxes on the Unit as well as all utilities furnished to the individual unit.

4. As of the date of this certificate, no capital expenditures are proposed by the Association for the current or the two next succeeding fiscal years unless otherwise stated here:

N/A

5. The Board of the Association, with respect to the Unit and common facilities assigned thereto, has no knowledge of any violations for any applicable governmental requirements and has no knowledge of the following:

- a. Hazardous conditions, including contamination affecting the Association site by hazardous substances, hazardous wastes, or the like, or the existence of underground storage tanks for petroleum products or other hazardous substances.
- b. Any investigation conducted to determine the presence of hazardous conditions on or affecting the Association site.
- c. Any finding or action recommended to be taken in the report of any such investigation or by any governmental body, agency, or authority in order to correct any hazardous conditions, and any action taken pursuant to those recommendations.

Unless otherwise set forth: _____
N/A

6. The Association has approximately \$40,000 reserved for capital expenses. Those reserves have not been specifically designated by the Association for specified projects.
7. The most recent regularly prepared balance and income and expense statement, if any, of the Association is attached hereto and incorporated herein by reference.

8. The current operating budget of the Association is available upon request.
9. At present, there exist no judgments against the Association known to it, nor are there any pending law Suits known to the Association, to which it is a party, unless otherwise stated here: _____
N/A
10. Pursuant to the requirements of the Uniform Planned Community Act, the Association maintains public liability insurance of the common facilities in the amount of \$3 million. Such insurance is maintained with ***State Farm Insurance Company – Stephen DiOrio – (610) 687-3223 or (610) 325-2005***
11. The Executive Board of the Association has no knowledge of any alterations or improvements to the above referenced Unit or the limited common facilities assigned thereto that are in violation of any provision of the Declaration, unless otherwise stated here:
_____ N/A _____.
12. The Executive Board of the Association, with respect to the common facilities assigned thereto, or any other portion of the Association, has no knowledge of any violations of any applicable governmental requirements and has no knowledge of any of:
_____ N/A _____.
13. No leasehold estates exist which affect the Association, unless otherwise set forth here:
_____ N/A _____.
14. The Declaration of the Association does provide for *Class Voting*.
15. No agreement to terminate the Association has been submitted to the unit owners for approval.
16. The Association *is not* a master association or part of a master association. The declaration of the Association *does not* allow the Association to become a master association or to become part of a master association.
17. None of the units in the Association may be owned in time share estates.
18. The Declaration does not retain the special declarant right to cause a merger or consolidation of the Association.

Lockwood Chase Community Association

By:

Joseph W. Keefer, President or Nancy Hirschle, Treasurer

Date: _____

Attached to this certificate for the purpose of transfer to the Unit buyer(s) is a copy of the present Lockwood Chase Community Association Budget.

The Association Restrictive Covenants and Bylaws can be found on www.LockwoodChase.com under “Resources.” Buyer(s) must read and pay special attention to “Article VI—Restrictions” found in the Restrictive Covenants. Please contact Joseph W. Keefer (Joe Keefer) with any questions.