

## ARTICLE IV BUILDING, RENTING, AND SELLING POLICY

### BUILDING:

1) A permit, issued by HHPOA, is required for all new home construction. This can be obtained by submitting a copy of your proposed blueprint and a current building permit issued by Foster Township to the HHPOA office along with a non-refundable impact fee of four hundred and fifty dollars (\$450.00) and a refundable fee of one thousand dollars (\$1,000.00). The \$1,000.00 refundable fee will be returned to the member one year after the issuance of a Certificate of Occupancy (COO) provided no part of that amount was used by HHPOA for repairs of community property. 2) Other specifications and requirements will be given to you at the office when you apply for the permit. 3) Clear-cutting of lots is not permitted. Please see more details with regard to cutting of trees in ARTICLE X in this document.

### RENTING:

Members are responsible for the actions of their short and long term renters/occupants financially and entirely and must advise them of the Rules and Regulations and all governing documents of HHPOA.

1) Anyone renting their home for a period of thirty (30) days or longer is required to have their tenant complete a Tenant Registration Form at the office. 2) It is the responsibility of a property owner to insure that the status of tenancy, rental, possession, occupancy, use, and residency of all their lots is current and updated. 3) All persons renting, leasing, using, possessing, occupying, or residing at any HHPOA lot, however temporary or intermittent derived from any owner authorization shall be registered with HHPOA. 4) Anyone who rents their property for thirty (30) days or longer must pay a \$150.00 fee per year to cover administrative costs. 5) When you rent your property you forfeit all of your pool, lake, and garbage rights in favor of your renter and arrangements must be made for mail box keys, Amenity ID's, and Vehicle IDs.

SELLING:

1) HHPOA has the Right of First Refusal. When you sell your property the Association has to sign off on your deed before title can legally be transferred. All accounts and charges owed to the Association must be satisfied before closing. 2) As per the Pennsylvania Planned Community Act when selling your home you must obtain a resale certificate with the office and pay the current fee.

## ARTICLE V MOTOR VEHICLES