

TO: Portland Court Condo Association Homeowners
FROM: Portland Court Condo Board
SUBJECT: Noise, Nuisance and Damage Penalties
DATE: ~~May 5, 2021~~ JULY 26, 2021 ADT

Background: From time to time the Portland Court Condominium Association Board Members have received complaints concerning excessive noise coming from within individual units, as well as hallways and other common areas. In addition, Board Members have received complaints about trash and cigarette butts in the parking lot. An occasional complaint or misunderstanding is to be expected, however, the frequency and magnitude of these types of complaints has been significantly increasing. There have been many instances of the police being called on site concerning domestic disturbances and these calls have been increasing. Some homeowners make complaints to the Board, but will not call the police, either in fear of retribution or "not wanting to get involved". The discarding of cigarette butts in the parking lot has become more frequent, thus more homeowner complaints. Finally, from time to time the Board finds damage to common areas, such as to the hallway doors, holes in stairwell walls, breakage of concrete landings to entranceways, etc. In the past, the Board has attempted to address these problems by direct contact with individual homeowners involved, sometimes in letter form. Too many times the Boards' attempts are ignored. Upon occasions where the police have been involved, they have informally told Board members that the problems must be remedied with the individual homeowner.

Authority: Per the Portland Court Condo Association Use Restrictions; Paragraph c)" ...or will interfere with the rights of other Unit owners, annoy them with unreasonable noises or otherwise," ...; and Paragraph n) "... The Executive Board may from time to time promulgate Rules and Regulations,"

Notice and Levy of Fines: Effective with the date of this notice the Board plans to issue warnings and levy fines, where in the Board's opinion substantial evidence has been provided of a violation. Those warnings and fines are as follows:

First Notice: Written Warning
Second Notice: \$25.00 fine
Third Notice: \$50.00 fine
Fourth Notice: \$100.00 fine
Fifth and Subsequent Notices: At the Boards' Discretion

In addition to the fines above; whenever there is intentional or unintentional property damage to Association property, the cost of the repair of that damage, will be charged to the responsible homeowner.

By vote of the Board 7 for; 0 against: April 28, 2021.

See page 2 for signatures.

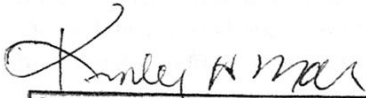
EXECUTIVE BOARD OF
PORTLAND COURT CONDOMINIUMS



PRESIDENT



TREASURER



Commonwealth of Pennsylvania - Notary Seal
Kimberly A. Maher, Notary Public
Cumberland County
My commission expires November 9, 2023
Commission number 1265474
Member, Pennsylvania Association of Notaries

Signed before me this 26th

day of July, 2021