

March 23, 2010

TO: The Members of the Westover Harbor Association of Owners

RE: CAPITAL IMPROVEMENT FEE

Dear Westover Harbor Residents:

The Westover Harbor Council Members voted to implement a Capital Improvement Fee which will become effective July 1, 2006. This fee will be imposed in accordance Section 3302(a)(12) of the Pennsylvania Uniform Condominium Act ("UCA"). In accordance with the UCA, all proceeds from the fee will be used solely for Condominium Replacement Reserve purposes. This fee is not an expense as defined in our Declaration, but is additional fee authorized by the Act.

The Capital Improvement Fee will be imposed and collected at the time of resale or transfer of the unit. The Capital Improvement Fee will not be imposed on any gratuitous transfer of a unit between the following family members: spouse, siblings, parent and child or grandparent and grandchild or imposed on a current owner purchasing another unit within the community.

The Capital Improvement Fee will be \$600 upon the resale or transfer of a unit. Accordingly, any resale or transfer of a unit that occurs on or after July 1, 2010 will be imposed the Capital Improvement Fee, said fee will be collected at time of settlement.

If you currently have your unit for sale, please advise your real estate agent, title insurance company and/or buyer of the Capital Improvement Fee. For all owners that do not currently have their unit for sale, please keep this letter for your records in the event you sell your unit in the future.

Sincerely yours,

WESTOVER HARBOR ASSOCIATION OF OWNERS COUNCIL