



BEAR CREEK LAKES

CIVIC ASSOCIATION

57 Pool Drive, Jim Thorpe, Pennsylvania 18229

(570) 325-3334

www.BCLCA.org

«DATE»

«NAME»

«BCL_ADDRESS»

JIM THORPE, PA 18229

«BCL_LOT_»

Re: Information provided for resale of units under the Uniform Planned Communities

As per your request pursuant to Section 5407 of the Uniform Planned Communities Act, enclosed are the following items:

1. A copy of the Restrictive Covenants applicable to most deeds in Bear Creek Lakes. Be advised that the Restrictive Covenants are contained in the chain of title of each individual lot and you will need to check the chain of title of the specific lot in question for the Restrictive Covenants which are applicable to that lot as the Restrictive Covenants are not identical for every lot. Also, be advised that there is no "Declaration" for Bear Creek Lakes.
2. A copy of the Bylaws of the Bear Creek Lakes Civic Association.
3. A copy of the current Rules and Regulations of Bear Creek Lakes Civic Association.
4. "Resale Certificate."

Also, be advised the "Final Plan" of Bear Creek Lakes is filed at the Carbon County Recorder of Deeds Office in Jim Thorpe and may be inspected at that Office.



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RESALE CERTIFICATE

This Resale Certificate dated «DATE» is provided pursuant to the provisions of Section 5407 of the Pennsylvania Uniform Planned Communities Act (UPCA). The Bear Creek Lakes Civic Association (hereinafter "Association"), represents the following with respect «BCL ADDRESS» Jim Thorpe, PA 18229.

1. There are no community wide restraints on the sale or transfer of lots. Any rights of first refusal or other restraint on the free alienability of the Unit must be provided by the owner of the Unit.
2. The common expense assessment of the Lot is \$938.00 payable annually in one installment due before October 31 of each year. Adjacent lots are 25% of the annual common expense, \$235.00. A late fee of 10% if not paid by October 31, a late fee of 20% if not paid by November 30 and a late fee of 30% if not paid by December 31. As of the date of this Certificate, there are no unpaid common expenses or assessments currently due and payable by the Unit owner except as noted below:
 - a) 9/01/2023-8/31/2024 membership dues «DUES_PAID_are_or_are_not» paid in the amount of \$938.00.
 - b) Effective September 1, 1997, in accordance with Act 180 of the Uniform Planned Communities Act, paragraph 5302a (12), Bear Creek Lakes Civic Association has imposed a Capital Improvement fee on the resale or transfer of a unit. This fee will equal for unimproved lots: 50% of the prior year annual assessment, for improved lots: 100% of the prior year annual assessment. This fee is due from the purchaser or transferee at the time of the transaction. The Capital Improvement Fee for fiscal year 2023/2024 is \$419.00 on unimproved lots and \$838.00 on improved lots.
 - c) As of the date of this Certificate, there are no surplus fund credits to be applied with regards to the Unit pursuant to Section 5313 of the UPCA.
3. For other fees see attached Fee Schedule. The Unit owner is personally responsible for all County, Local and School District Real Estate Taxes on the Unit as well as all utilities furnished to the individual Unit.
4. As of the date of this Certificate, the capital expenditures proposed by the Association for the current fiscal year and the next two succeeding fiscal years are attached.
5. The attached copy of the Association's financial statement designates the amount currently reserved for capital expenses and of any portions of those reserves designated by the Association for any specific project.
6. The most recent monthly Treasurer's Report is attached.
7. The current operating budget of the association is attached.
8. At present, there are no judgments against the Association, nor are there any pending suits known to the Association to which it is a party, unless noted here: See attached statement regarding a "Praecepte for Writ of Summons Docket # 22-0869".

9. Pursuant to the requirements of the Uniform Planned Community Act, the Association maintains public liability insurance of the common facilities as per the attached copies of the declaration pages of the applicable insurance policies.
10. The Executive Board of the Association, without having made an inspection of the unit, 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 Restrictive Covenants or By-Laws unless stated here:
11. The Executive Board of the Association without having made an inspection has no knowledge of any violations of applicable governmental requirements or knowledge of the existence of hazardous conditions pursuant to section 5402(a) (27) (relating to public offering statement; general provisions) with respect to the Unit, the limited common elements assigned to the Unit or any other portion of the planned community unless otherwise stated here: _____
12. There are no leasehold estates affecting Bear Creek Lakes. Any information concerning leasehold estates affecting the Unit must be provided by the Unit Owner.
13. The By-Laws of the Association do not provide for cumulative voting or class voting.
14. No agreement to terminate the planned community has been submitted to the Unit owners for approval and remains outstanding.
15. Bear Creek Lakes is neither a master association, nor is part of a master association, nor could become a master association or part of a master association.
16. There are no provisions either permitting or prohibiting time-share estates in the Association.
17. The developer of Bear Creek Lakes did not retain the right to cause a merger or consolidation of the planned community.

Important Information-

Title company must contact our office for an update 72 hours prior to closing.

All current member badges and parking placards must be transferred to the new property owner at closing. Badges issued: «BADGES ISSUED Yes or No» (Badge # «BADGE_»)

*All private lakefront owners with sand beaches must have a bulkhead or other control material to contain the sand and limit washout into the lake to protect and maintain the quality of bear creek lake as well as all other effects of drainage within the community. Refer to erosion and sediment control section in the rule book provided in this resale certificate for all additional details.

On most lots, there is a forty-foot (40') setback from the street line(s), and a fifteen-foot (15') setback from the remaining side lines or rear line of the lot (except when such line(s) are adjacent to the lakefront, in which case there is a fifty-foot (50') setback). Buildings and structures are prohibited within these setback areas. Buyer is advised to confirm that all buildings and structures on the lot are in compliance with these requirements.

Bear Creek Lakes Civic Association

By: _____

Title

Buyers Signature

Date



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I agree that the following items have been included or attached to the Resale Certificate dated 8/21/2023 in compliance with Section 5407 of The Pennsylvania Uniform Planned Communities Act.

- A. The common expense assessment amount and any other assessment amounts and the due dates.
- B. Common expenses or special assessments currently due and payable by the Unit owner, if any are due, see item 2 on Resale Certificate.
- C. The Fee Schedule.
- D. The capital expenditure statement for the current and succeeding two years.
- E. A copy of our annual budget.
- F. A copy of the Financial Statements, Years Ended August 31, 2022.
- G. A statement of any judgments and the status of any pending suits to which the Association is a party.
- H. Copies of the Declaration pages of any Insurance Coverage provided for the Association for the benefit of unit owners.
- I. Copy of the Rules and Regulations and the By-laws of the Association.
- J. A copy of the Restrictive Covenants contained in most deeds in Bear Creek Lakes.

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Signature: _____

Date: _____



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