

RESALE CERTIFICATE

EXHIBIT B

LANDIS FARM UNIT OWNERS ASSOCIATION

RESALE CERTIFICATE

**As required by Section 5407 of the
Pennsylvania Uniform Planned Community Act,
68 Pa. C.S. § 5101 et seq. (the "Act")**

Date: _____, 20__

Resale of Unit No. _____

Seller: _____

Landis Farm Unit Owners Association (the "Association") hereby provides the information set forth below, together with a copy of the Community Documents listed below, in accordance with Section 5407 of the Act at the request of Seller, who has indicated that he intends to resell the above-described Unit.

Seller is not liable for any erroneous information provided by the Association and disclosed in this Resale Certificate, nor is Seller liable for the failure or delay of the Association to furnish this Resale Certificate in a timely manner. However, any agreement of sale between Seller and a purchaser shall be voidable by the purchaser until this Resale Certificate has been furnished to the purchaser and for five (5) days thereafter or until conveyance of the Unit, whichever occurs first.

1. Right to Sell. Neither the Declaration nor any other Community Document, as defined in the Declaration, contains any right of first refusal or any other restraint on the free alienability of the Unit which would affect the proposed resale of the Unit.

2. Assessments and Surplus Funds.

- a. The current [monthly-quarterly-annual] Common Expense assessment for the Unit is \$_____. It is paid up through and including _____.
- b. The amount of any unpaid Common Expense assessment currently due and payable for the period from _____ to _____ is \$_____.
- c. The amount of any unpaid Special Assessment currently due and payable is \$_____.
- d. The amount of any surplus funds credited to the Unit and to be applied in accordance with Section 5313 of the Act is \$_____.

3. Other Fees. Other fees payable by Unit Owners are as follows: _____

4. Capital Expenditures. Capital expenditures proposed by the Association for the current fiscal year and the succeeding two fiscal years are as follows:

- a. Current Fiscal Year: \$_____.
- b. Fiscal Year 20__ : \$_____.
- c. Fiscal Year 20__ : \$_____.

5. Capital Reserves. The Association has accumulated reserves for capital expenditures in the amount of \$_____. Of this total reserve amount, the amounts set forth below have been designated for the specific capital projects described below:

6. Association Financial Statements. The most recently prepared balance sheet and income and expense statement for the Association, if any, are attached hereto.

7. Current Operating Budget. The current operating budget for the Association is attached hereto.

8. Judgments; Lawsuits. The following is a statement of any judgments against the Association and the status of any pending suits to which the Association is a party:

9. Insurance. The following insurance coverage is provided by the Association for the benefit of Unit Owners: _____

10. Alterations and Improvements. The Executive Board of the Association has the following knowledge of any alterations or improvements to the Unit or to the Limited Common Elements appurtenant thereto which violate any provision of the Declaration:

11. Government Regulations; Environmental Matters. The Executive Board of the Association has the following knowledge of any violation of applicable government regulations or of any hazardous conditions with respect to the Unit or the Limited Common Elements appurtenant thereto or to any other portion of the Community, pursuant to Section 5402(a)(27) of the Act:

12. Leasehold Estate. There is no leasehold estate affecting the Community.
13. Cumulative or Class Voting. The Declaration does not provide for either cumulative or class voting.
14. Termination. An agreement to terminate the Community [has – has not] been submitted to the Unit Owners. If any such agreement has been so submitted, it [is – is not] still pending.
15. Master Association. The Community [is – is not] currently a master association and [is-is not] currently part of a master association. The Community could become a master association or become part of a master association pursuant to Article XIX of the Declaration.
16. Time Share Estates. There are presently no Units in the Community that are owned as time share estates, nor is the creation of any such Units contemplated.
17. Merger of Community. The Declarant reserved unto itself all special declarant rights in Section 12.2 of the Declaration, including but not limited to the right to merge or consolidate the Community with one or more other planned communities as more particularly set forth in Article XIX of the Declaration.

LANDIS FARM UNIT OWNERS
ASSOCIATION:

By: _____
Name:
Title:

Attachments:
Declaration and All Amendments
Bylaws and All Amendments
Current Rules and Regulations
Current Operating Budget
Most recently prepared Balance Sheet
and Income and Expense Statement, if any
Insurance Certificate