



Examples of Recorder of Deeds Fees Impacting Community Associations Throughout the Commonwealth of Pennsylvania

- **BUCKS COUNTY:**

1. In 2011, the Declaration for the *Villages of Flowers Mill Community Association*, in **Langhorne**, was amended to clarify the manner in which age restrictions are administered. At that time, the recording fee totaled \$395.00. Recently, the same association presented for recording a 3 page amendment to the Declaration, and was charged a recording fee of **\$6,822.00**, due to the implementation of the \$10 per parcel fee.

- **CHESTER COUNTY:**

1. *Orchard Valley HOA*, a 184 unit planned community in **Kennett Square**, amended its Declaration in July, 2011 to conform to Section 5219(a) of the Uniform Planned Community Act (UPCA) and permit its Declaration to be amended by a vote of 67% of the unit owners (the original Declaration provided for a floor of 75%). The amendment also authorized the association to adopt corrective amendments as set forth under Section 5219(f) of the UPCA. This action was taken in order to bring the association into conformity with Pennsylvania law. The association was charged **\$1,862.00** by the Recorder of Deeds Office.

In October, 2012 the association approved an amendment to impose certain limitations on the leasing of units in an effort to stay within the federal mortgagee guidelines established by FHA/FNMA. That cost the association another **\$1,862.00**.

In a two year time period, this association was forced to spend, for recording costs alone, almost \$4,000 for two amendments to its Declaration. The above noted fees were based on a \$10.00 per parcel fee charged. The fee was increased in 2016 to \$15.00 per parcel. *Under the 2016 recording fee structure, for both recordings noted above, the community association would pay recording fees of at least \$5,520.*

2. With the approval of the Declarant and Township, *The Arbours* at **West Goshen**, an over-55 condominium community consisting of 133 units in West Goshen, amended its Declaration to remove the requirement for the installation and maintenance of electronic access gates at two locations in the community. The two page Amendment cost the association **\$1,367.50** to record in July, 2015. *Due to the increase of the Recorder of Deed's fee to \$15 per parcel in 2016, the recording of this Amendment today would cost the association over \$2,000.*

- **DAUPHIN COUNTY:**

1. ***Meadows of Hanover Master Association*** in **South Hanover Township**. This Association was created in October, 2003 to manage the common areas consisting of a walking trail and a few detention facilities throughout approximately 220 acres of land that was developed into 9 separate sub-associations, consisting of planned communities, condominiums, apartments and recreational facilities. The total estimated number of units in all of the sub-associations is 830. The Association prepared a Second Amendment to the Declaration that formally accepted the submission of one of the sub-associations to the Master Association also confirmed the names, number of units and voting rights of the sub-associations in Master Association matters. When presented for recording, the County Recorder of Deeds Office, upon advice from the County Tax Assessment Office, charged \$10 per parcel for the UPI fee – a total of over **\$8,300**.
2. ***Stoney Run Homeowners Association***, a planned community in **Derry Township**, amended its bylaws and Declaration of Covenants, Conditions and Restrictions at the beginning of 2013. The Amendment to the Bylaws was inadvertently recorded instead of the Amendment to the Declaration. The initial filing of the Amendment to the Bylaws resulted in the Association **paying the additional UPI charge of \$1,230** (based on 123 Units listed on the filing). The association requested the Dauphin County Recorder of Deeds substitute the correct document and in lieu thereof, to waive the second UPI fees. The Recorder of Deeds would not do so based on advice of the Tax Assessor's Office. The Association subsequently filed the Amendment to the Declaration and incurred **an additional \$1,290 UPI fee** (based on the correct number of units of 129).

- **MONTGOMERY COUNTY:**

1. A three page amendment was prepared to the Code of Regulations of ***Morgandale Condominium Association***, a condo with 560 units located in **Lansdale**. The amendment cost **\$5,738.00** to record. In 2016, Montgomery County raised the per parcel fee from \$10.00 to \$15.00. *Under the 2016 recording fee structure, the association would pay a recording fee of at least \$8,400.*
2. An Amended and Restated Declaration for the Reserve at ***Gwynedd Condominium Association***, a condo with 412 units located in **Lansdale**, cost **\$4,365.00** to record. *Under the 2016 recording fee structure, the association would pay a recording fee of at least \$6,180.*
3. ***Blue Bell Country Club Community Association*** is an HOA in **Blue Bell** with 849 units. A recent 6 page Amendment to the Declaration cost the association nearly **\$12,986** based on a \$15 per parcel fee (plus additional per page parcel number sticker fees). *Before the per parcel fees, the total would have amounted to \$61 recorded against the Master Parcel (\$57 minimum for 4 pages, \$2 for each additional page). In Philadelphia, this recording would cost about \$110.*
4. A 5-page amendment to the Declaration for ***Meadow Glen at Skippack Community Association***, in **Schwenksville**, was filed in 2016 (including the notary forms). The Association is currently comprised of 170 units. The filing fee was \$2,893.

- **MONROE COUNTY:**

1. ***Lake Naomi Club***, consisting of **Pocono Pines** and **Timber Trails Community Associations**, consisting of a total of 1779 lots in **Pocono Pines**, was charged **\$17,800** in 2015 to index a deed restriction amendment to prohibit occupancy in Lake Naomi by Tier III Sex Offenders.

- **NORTHAMPTON COUNTY:**

1. In 2013, *Traditions of America* at Hanover Condominium Association, located in **Bethlehem**, filed an amendment to the Declaration and was assessed a fee of **\$2,444.50**. The fee breakdown is the filing fee (\$18.50 plus \$16.00 for additional pages) plus and extra \$2,410.00 for 241 parcels.

- **WASHINGTON COUNTY:**

1. A community association in Washington County amended their Declaration in October, 2009 simply to permit the placement of sheds with certain dimension restrictions on their lots. There are 527 units in this association, and the cost to record this three page amendment was calculated to be **\$1,116.00**. After much negotiation, the recorder agreed to accept \$845.50 for the recording. This same association would like to again amend the Declaration to adjust some of the dimension restrictions on the sheds, but are unwilling to pay the recording costs to do so. *In Allegheny County, the same document would cost \$150 to record.*