

**ORDINANCE NO. 488**

**EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE AMENDING THE EAST NORRITON TOWNSHIP CODE, SECTION  
190-4, ADOPTION OF NOTICE, TO AMEND THE HOMEBUYER'S NOTICE  
ATTACHED AS EXHIBIT "A"**

**WHEREAS**, the Board of Supervisors of East Norriton Township has determined that the health, safety and general welfare of the of the residents of East Norriton Township will be served by amending the homebuyer's notice to include language in reference to deed restrictions and homeowner's associations.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of the Township of East Norriton and it is hereby ordained and enacted by the authority of the same, to wit:

**Section 1. HOME BUYER'S NOTICE.** The following language shall be added to the Home Buyer's Notice, Exhibit "A" to Ordinance 190-4:

New properties in the Township may be subject to deed restrictions and new homeowners may be required to join a homeowner's association. It is very important that you read and understand these documents prior to purchasing your home since these documents may restrict what you can do on your property and may obligate you to perform certain functions with respect to maintenance, repair and replacement, such as maintaining a stormwater basin. The Township cannot enforce or revise any deed restrictions or homeowner's association documents unless the Township is a party to the document and/or has been given enforcement powers pursuant to the document.

The subject property (is/ is not) subject to deed restrictions, limitations and easements and other restrictions which affect development of the lots. If the property is subject to any deed restrictions, limitations, easement or other restrictions, a copy of the document imposing the restrictions has been provided. The location of all easements through the development and the terms and uses of the easements have been described and explained to me/us.

Membership in a homeowner's association (is/is not) required. A copy of the homeowner's association or condominium documents, including the Declaration has been provided and I/we have reviewed all such documents.

**Section 2. Repealer.**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, it being understood and intended that all ordinances and the Code of Ordinances for East Norriton Township, such as are not otherwise specifically in conflict or inconsistent with this ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

**Section 3. Severability.**

If any sentence, clause, section, term, phrase or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, terms, provisions, or parts of this ordinance. It is hereby declared the intent of the Board of Supervisors of East Norriton Township that this ordinance would have been adopted had such an unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not had been included herein.

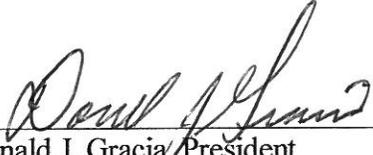
**Section 4. Effective Date.**

This ordinance shall be effective five (5) days after the date of passage of this ordinance.

**ENACTED AND ORDAINED** by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania this Monday of August, 2006.

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

BY: \_\_\_\_\_

  
Donald J. Gracia, President

ATTEST:

  
Helmuth J. H. Baerwald, Secretary

