

**PERKASIE BOROUGH
RESOLUTION NO. 2024-1**

**A RESOLUTION OF THE BOROUGH COUNCIL OF PERKASIE
BOROUGH ACCEPTING THE DEDICATION OF CERTAIN
PUBLIC IMPROVEMENTS CONTAINED IN THE SUBDIVISION
KNOWN AS CEDAR RIDGE, AND FURTHER ESTABLISHING
CONDITIONS PRECEDENT TO THE ACCEPTANCE OF
DEDICATION OF THOSE IMPROVEMENTS**

WHEREAS, the Borough of Perkasio has received a request from the Developer of a subdivision known as Cedar Ridge, to accept dedication of certain public improvements contained therein; and

WHEREAS, the Pennsylvania Municipalities Planning Code requires the Borough of Perkasio to accept dedication of said public improvements so long as the conditions precedent have been satisfied and the public improvements are ready for dedication.

NOW THEREFORE, be it resolved and enacted by the Borough Council of the Borough of Perkasio and it is hereby resolved and enacted by the authority of same as follows:

1. Perkasio Borough herein accepts dedication of certain public improvements contained in the project known as Cedar Ridge, which said public improvements to be dedicated are noted on the final plans and may include streets, open space, and other public improvements.

2. Perkasio Borough further authorizes the recording of a Deed of Dedication with the Bucks County Recorder of Deeds Office upon the following conditions:

a. The delivery of a Maintenance Bond in an amount to be determined by the Borough Engineer that complies with the terms and conditions of the Development Agreement executed between the Borough and the Developer;

b. The certification from the Borough Engineer that there are no encroachments on any of the properties to be dedicated to the Borough;

c. The certification from the Borough Engineer that the improvements to be dedicated are ready for dedication;

d. The receipt of a title insurance policy naming the Borough of Perkasié as the insured owner in the amount of Fifty Thousand Dollars (\$50,000.00), which said title insurance policy certifies that the Borough is receiving the improvements to be dedicated hereunder free and clear of any liens, and that all taxes and other claims which may be outstanding against the said public improvements have been paid and satisfied;

e. The payment of all outstanding bills and obligations owed to the Borough by the Developer including those anticipated by virtue of the dedication of the public improvements contemplated herein;

f. All homes are occupied with final certificates of occupancy, and there are no outstanding temporary certificates of occupancies for any homes constructed in Cedar Ridge;

g. The payment of all maintenance funds, if any, etc., as required by the Development Agreement, and;

h. The Developer provides a list of tax parcel numbers for all open space, if any, to be dedicated to the Borough.

3. Developer acknowledges that all Improvements shall be constructed in accordance with the Plan and this Agreement. Prior to approval of and/or acceptance of dedication of the Improvements by the Borough, Developer shall be responsible for all maintenance of the Improvements including, but not limited to, normal repairs and upkeep, lawn mowing, and snow and ice removal. Developer also acknowledges that upon completion of construction, a homeowner's association or individual lot owners shall maintain all Improvements not dedicated to and accepted by the Borough in good repair, including, but not limited to, stormwater facilities, signage, buffering,

curbing, sidewalks, retaining walls, light standards, parking spaces including striping of same, fire lanes including striping of same, landscaping, and paved areas in accordance with Borough ordinances, codes, rules, and regulations. Developer's obligation to repair, replace, and maintain the foregoing described Improvements shall be deemed a covenant to run with the land and shall be binding upon Developer, its heirs, successors and assigns.

4. The Borough Solicitor and the Borough Manager are herein authorized on behalf of the Borough Council to file with the Recorder of Deeds Office of Bucks County, the Deed of Dedication upon the satisfactory completion of all conditions as set forth herein.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Perkasio Borough on the 2nd day of January, 2024.

BOROUGH OF PERKASIE:

By: 

James Ryder, Council President

ATTEST:

By: 

Andrea L. Coaxum, Secretary