

RESOLUTION NO. 2022-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NEW BRITAIN ACCEPTING THE DEDICATION OF CERTAIN PUBLIC IMPROVEMENTS CONTAINED IN THE SUBDIVISION KNOWN AS NEW BRITAIN WOODS, AND FURTHER ESTABLISHING CONDITIONS PRECEDENT TO THE ACCEPTANCE OF DEDICATION OF THOSE IMPROVEMENTS

WHEREAS, the Township of New Britain has received a request from the Developer of a subdivision known as New Britain Woods, to accept dedication of certain public improvements contained therein; and

WHEREAS, the Pennsylvania Municipalities Planning Code requires the Township of New Britain 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 Board of Supervisors of the Township of New Britain and it is hereby resolved and enacted by the authority of same as follows:

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

2. New Britain Township 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 Township Engineer that complies with the terms and conditions of the Development Agreement executed between the Township and the Developer;

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

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

d. The receipt of a title insurance policy naming the Township of New Britain as the insured owner in the amount of Fifty Thousand Dollars (\$50,000.00), which said title insurance policy certifies that the Township 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 Township 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 New Britain Woods;

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 Township.

3. Developer acknowledges that all Improvements shall be constructed in accordance with the Plan, the Stipulation, and this Agreement. Prior to approval of and/or acceptance of dedication of the Improvements by the Township and during the Maintenance Period, 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 and/or completion of the Maintenance Period, a homeowner's association or individual lot owners shall maintain all Improvements not dedicated to and accepted by Township in good repair, including, but not limited to, storm water 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 Township 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.

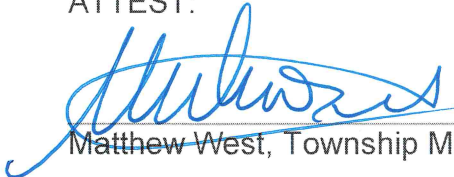
4. The Township Solicitor and the Township Manager are herein authorized on behalf of the Board of Supervisors to file with the Recorder of Deeds Office of Bucks County, the Deed of Dedication upon the satisfactory completion of all conditions as set forth herein.

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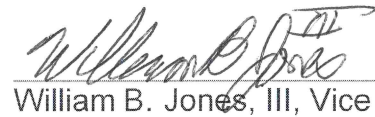
NEW BRITAIN TOWNSHIP
BUCKS COUNTY,
PENNSYLVANIA
RESOLUTION NO. 2022-24

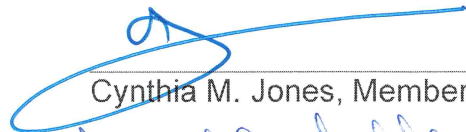
DULY ADOPTED this 17th day of October, 2022, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

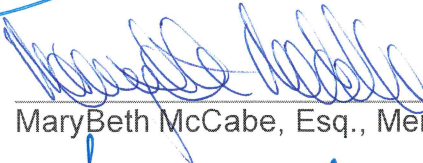
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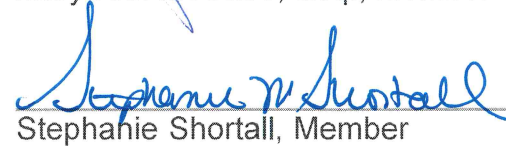

Matthew West, Township Manager


Gregory T. Hood, Chairman


William B. Jones, III, Vice Chair


Cynthia M. Jones, Member


MaryBeth McCabe, Esq., Member


Stephanie Shortall, Member