

## GROVELAND HOMEOWNERS ASSOCIATION

### RULES ENFORCEMENT RESOLUTION

WHEREAS Section 4.2 (i) of the By-laws grants the Board of Directors with the power to levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association.

IT IS RESOLVED THAT the following rules enforcement procedures will be followed:

1. The Board of Directors is authorized to enforce the Rules as outlined in the Rules and Regulations.
2. Rules violations are to be reported to the Board of Directors in writing and signed by the complainant. The complaint will be investigated as soon as possible.
3. If the report of violation is accurate, written notice will be sent to the Owner. The first notice of the violation will be regarded as a warning, unless otherwise stipulated in the Association Rules.
4. If, after 10 days, a second written complaint is received, or if the violation is not cleared or is repeated, a second notice will be sent notifying the Owner that serious action will be taken if the violation is not cleared immediately.
5. If, after another 10 days, a third written complaint is received, or if the violation is not yet cleared or is repeated, a Rules Enforcement Fee of \$100 per day, or per occurrence, may be levied against the Owner until the violation is cleared. Once the Rules Enforcement Fee remains unpaid for a period of 60 days, a lien may be filed against the residence of the Owner who is in violation. The Owner will then be responsible for the costs of filing the lien, costs of foreclosing on the lien, and attorney's fees.

**Appeal Process** Any Owner receiving a Rules Violation Notice who believes no violation occurred, may submit a written explanation to the Board of Directors. The owner will be given an opportunity for a hearing and no enforcement fee will be imposed until after the hearing.

Recorded in the Book of Minutes: August 6, 2001.