

Valley View Estates Property Owners Association
1 Mountain Rd.
Albrightsville, Pa 18210
(570)445-4682
vvepoa@yahoo.com
Website: www.valleyviewpoa.com

RESOLUTION NO. 2-2018

Pursuant to the authority granted under Paragraph 2 of the May 20, 2010 Declaration of Covenants for Valley View Estates and Article 4, section 4.1 of the Valley View Estates Property Owner's Association Bylaws, the Board of Directors hereby approve the following:

Section 1. Rules and Regulations pertaining to the short-term rental of real estate within the community

a. Rental of personal residences or rooms for a duration of less than 6 months within Valley View Estates is not permitted at any time, unless under threat of immediate harm.

b. Any property owner must have renters complete a contact information form and submit to the VVE POA Board of Directors prior to the rental commencing.

c. Property owner will be responsible for any covenant violations or damage, garbage, damage to association property.

d. Rentals are for single families only,

Section 2. Notice and opportunity to be heard.

The Board shall not impose a fine, suspend voting or infringe upon any other rights of a member or other occupant for violation of these rules unless and until the following procedure is followed:

1. Demand- Written demand to cease and desist from the alleged violation shall be served upon the alleged violator specifying:

a. The alleged violation

b. The action required to abate the violation

c. A time period, not less than 5 days, during which time the violation may be abated without further action

2. Notice – At any time within six (6) months, if the violation continues past the period allowed in the demand for abatement without penalty or if the same rule is subsequently violated, the Board or its delegate shall serve the violator with written notice of a hearing to be held by the Covenant Enforcement Committee (“CEC”). The notice shall contain;

a. The nature of the alleged violation

b. The time and place of the hearing, which time shall not be less than ten 10 days from the giving of the notice

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- c. An invitation to attend the hearing and produce any statement, evidence or witness on their behalf
- d. The proposed penalty to be imposed

3. *Hearing* – The hearing shall be held in executive session pursuant to this notice affording the violator a reasonable opportunity to be heard. Prior to the effectiveness of any penalty, notice of the Committee hearing shall be forwarded by regular mail to the individual at their address of record. Proof of notice shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery is entered by the officer, Director or agent who sent the notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the penalty, if any imposed. The recommended action of the Covenant Enforcement Committee shall be forwarded to the Board of Directors for formal action. The recommendation of the CEC shall be reviewed at a regular or special meeting of the Board and accepted, rejected or modified by the Board of Directors. Notice of the Board's decision shall be sent to the violator.

4. *Appeal* – Following a hearing before the Covenant Enforcement Committee, the violator shall have the right to appeal the decision of the Board of Directors. To perfect this right, a written notice of appeal must be received by the Directors, President or Secretary of the Association within twenty (20) days after the mailing of the notice of the Board's formal action penalizing the violator. The appeal will be brought before the Board of Directors in executive session.

Section 3. Fine Schedule

Refer to the Valley View Estate Property Owner's Association Covenants and Bylaws for the associated fines as a result of any confirmed violations.