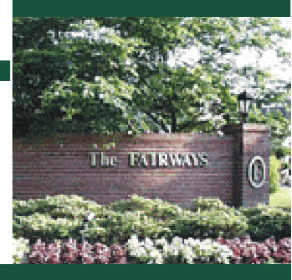


Berkeley Commons Homeowners Association



BCHOA



March 15, 2015

Dear BCHOA Homeowners,

The Berkeley Commons Homeowners Association (BCHOA) has always tried to enforce our covenants and bylaws by notifying and encouraging our members to act in good faith and use a self-monitoring approach. This has generally been effective but unfortunately in recent years we have a few members who refuse to abide by our required covenants. These offenders continue to violate our bylaws despite repeated notifications from the HOA to comply. This situation was discussed at our last BCHOA annual meeting in November, 2014 and a motion to begin fines for violation was voted on and approved. Our covenants and bylaws have always included this means of enforcement. Remember, our covenants and bylaws are in place to protect the property values for the entire neighborhood and every homeowner agreed to comply when they purchased their home.

Beginning immediately the following procedure will be used to enforce our bylaws and page 2 is the Schedule of Fines compiled by a committee of BCHOA homeowners.

1. First Letter of Violation – A courtesy letter citing the specific violation(s) and requesting correction of said violation(s) will be delivered to the occupant.
2. Second Letter of Violation - homeowner will receive a warning letter with specific deadlines for correcting the violation.
3. Continuing violation letter - If the violation has not ceased, the specified fine will be imposed. Fines will begin one day after the deadline indicated in the second letter of notification.

If fines levied on the homeowner are ineffective, the board will take other action(s) as described within the covenants and bylaws in further attempt to correct the violations.

The BCHOA regrets that we have to start using fines to enforce our bylaws but it appears there is no other option since our good faith approach no longer seems to be effective for some members.

For your convenience, here is a link to our full BCHOA covenants, http://www.myfairlake.com/Covenants_ACC_Forms.html.

Best Regards,

Lisa Seijkowski
BCHOA President

Berkeley Commons Homeowners Association

Schedule of Covenant Violation Fines

The following may show covenant restrictions in part. If you wish to view the full covenant documentation please visit: www.MyFairLake.com and click on the Covenant tab.

Violation of Architectural Approval requirements (Section 9.0)

No Owner, Occupant, or any other person may make any encroachment onto the Common Property, or make any exterior change, alteration, or construction (including painting and landscaping), nor erect, place or post any object or other thing on the exterior of the buildings, in any windows (including the interior of windows which are visible from the exterior), or on any Common Property, without first obtaining the written approval of the Architectural Control Committee ("ACC").

FINES

Up to \$500
based on
specific
violation

Vehicles (Section 10.06 & 10.07)

Vehicles shall not be parked on any street within the Community.
All commercial vehicles, utility vehicles, etc. must be parked in garage.

\$50.00 per
week per
vehicle

Garbage (Section 10.10)

All garbage cans, woodpiles, and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property; containers may be placed in the open on the evening before a pick-up is scheduled.

\$50.00 per
week

Mailboxes (Section 10.24)

Mailboxes must be maintained and match the description listed within the covenants. The Fairways and The Lake have slightly different requirements. See covenants for details.

\$50.00 per
week

Exterior Maintenance: House and Lawn (Section 10.25)

Property Owners shall at all times maintain their property and all appurtenances thereto in good repair and in a state of neat appearance.

\$50 per
week

All lawns shall be kept mowed and shall not be permitted to grow to a height in excess of three (3) inches

\$50 per
week

Unapproved Leasing

See Covenants

\$500.00
per month

Note: The above is not a complete or comprehensive list of covenants. All unlisted violations will result in reasonable fines up to \$500.00 dollars per week.

*If fines are unsuccessful in bringing to an end the violation, the board will take further measures to remove/repair in accordance with the covenants.