

RESOLUTION
OF THE
LAKE COUNTRY VILLAGE
HOMEOWNER'S ASSOCIATION, INC.

**ESTABLISHING RULES, POLICIES, PROCEDURES
AND REGULATIONS FOR THE ENFORCEMENT
OF RULES AND REGULATIONS GOVERNING
THE USE OF COMMON AREAS**

WHEREAS, the Lake Country Village Homeowner's Association, **Declaration of Covenants, Conditions, Easements and Restrictions** provides in part in Article II, Section 1: (a) each owner's right and easement to use the Common Area is subject to the right of the Homeowner's Association, pursuant to its By-Laws, to adopt rules and regulations governing the use of the Common Area and the personal conduct of the owners and their guests, and to establish penalties for the infraction thereof; and

WHEREAS, the **Declaration** further provides in Article II, Section 3, that with respect to the Common Area owned by the HOA, the HOA shall have the right: (a) to promulgate and enforce reasonable rules and regulations relating to the use, operation and maintenance of the HOA property, and to levy fines for the infraction thereof, in the discretion of the HOA...; and

WHEREAS, Lake Country Village Homeowner's Association, Inc. By-Laws provide: Powers and Duties of the Board of Directors, Article VI, Section 1, Powers. The Board, on behalf of the HOA, shall have the permission to: (a) adopt and publish rules and regulations governing the use and maintenance of the Common Area, the personal conduct of the Members and their tenants, invitees thereon, and to establish penalties for the infraction thereof; and

WHEREAS, the Board of Directors recognizes a need to establish procedures and penalties for the resolution and enforcement of By-Laws, rules, regulations, covenants, restrictions, and other matters regulating and governing the use and maintenance of the HOA Common Area.

NOW, THEREFORE, the Board of Directors of Lake Country Village Homeowner's Association, Inc. after careful consideration of all relevant factors, hereby adopts the following policies, rules and regulations which shall apply as of December 1, 2010 to all Unit Owners, their guests and invitees, of Lake Country Village Homeowner's Association, Inc.:

The following procedures and penalties shall be followed and implemented when possible violations of Lake Country Village HOA rules, resolutions or By-Laws are brought to the attention of the HOA or Property Manager:

- A. Upon receiving information regarding a possible violation of HOA rules, resolutions or By-Laws, directly or indirectly, the validity of the complaint shall be investigated by the Property Manager within three (3) business days of the Property Manager receiving notification of a possible violation;
- B. If the possible violation is found to have merit by the Property Manager, the Property Manager shall contact the homeowner(s) violating the rule, resolution or By-Laws immediately in an attempt to resolve the potential violation amicably;
- C. If the possible violation is not resolved amicably, the Property Manager shall notify the Board of Directors promptly and shall present the matter to the next regularly scheduled Board of Directors' meeting for their consideration; the homeowner(s) affected shall be notified of the presentation to the Board of Directors and invited to attend and address the problem;
- D. The Board of Directors shall receive the report of the Property Manager and hear any interested or affected homeowner(s) regarding the matter; the Board shall determine if there is a violation and direct the offending homeowner(s) to correct the violation promptly with a definite date set for verifying compliance; if the homeowner(s) does not comply with this directive and time frame (as verified by the Property Manager) the Board of Directors may, at that time: 1. Have the violation cured by a contractor; 2. Bill the violating homeowner(s) the cost of resolving the violation; 3. Assess a penalty against the violating homeowner(s) as follows: \$200 for a first violation within two years, \$300 for a second violation within two years, \$400 for a third violation within two years, \$500 for each and every violation above three within two years.

In addition to the above penalty, reimbursement to the HOA shall be assessed for any and all expenses incurred by the HOA as a result of curing the violation including attorney's fees if applicable.

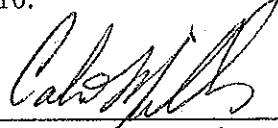
This penalty shall be paid within thirty (30) days of its assessment and if not paid shall be assessed as additional HOA dues to the homeowner(s) on the next monthly billing and shall be further subject to the collection policies and procedures of the HOA with regard to the collection of dues, penalties and money from Unit Owners.

- E. An affected homeowner(s) may appeal the result of the above process by requesting an appeal before the Board of Directors; such request must be made in writing to the Board of Directors within thirty (30) days of the Board's decision made in accordance with sub-paragraph D above. The Board of Directors shall then reconsider the matter at the next regularly scheduled Board of Directors' meeting and affirm or modify its original determination. This determination on appeal shall be considered final.

- F. The Property Manager shall monitor, investigate, evaluate and document in detail all situations involving possible violations of rules, resolutions, By-Laws, covenants and restrictions of the HOA and shall report monthly to the Board of Directors at the regularly scheduled meeting all such situations involving violations or possible violations. The Property Manager shall maintain detailed records of these matters on behalf of the HOA.
- G. In matters involving serious or emergency situations, the time frames recited in this resolution may be accelerated to provide for any action reasonably necessary to protect the Homeowner's Association and Unit Owners with regard to violations of covenants, restrictions, rules, regulations and By-Laws.
- H. This resolution shall become effective on December 1, 2010.

CERTIFICATION:

President/Acting
Calvin Miller, the/ Secretary of Lake Country Village Homeowner's Association, Inc., hereby certifies that this RESOLUTION was duly passed and adopted by the Lake Country Village Homeowner's Association, Inc. Board of Directors on the 19th day of October, 2010.



Calvin Miller, President/Acting
Secretary