

The Courtyards at Jetton Homeowners Association

Policy Resolution #2: Policy Resolution Relating to violation fines.

Enacted: September 24, 2015

Effective: September 24, 2015

WHEREAS, Article III Section A of the Bylaws of the Courtyards at Jetton Association states that the Association shall be governed by a Board of Directors.

WHEREAS, Article III Section C. of the Bylaws states the Board shall have all powers necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association.

WHEREAS, Exhibit C of the Declaration lists Restrictions and Rules.

WHEREAS, there is a need for the Board of Directors to give direction regarding the process associated with legal action of violation of these Declarations of Restrictions.

WHEREAS, it is the intent that this policy be applicable to the levying of fines on said properties within the association that have not cured their violations. This resolution will be in effect from the date listed above until it is rescinded, modified or amended by a majority of the Board of Directors.

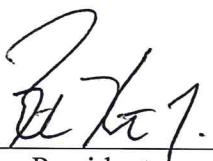
NOW THEREFORE, BE IT RESOLVED THAT the following policy shall be adopted by the Board of Directors regarding the levying fines for violations.


1. When an owner is in violation of a Use Restriction they will be mailed a violation letter making them aware of the violation and giving them 10 days to cure the violation.
2. If upon a second inspection the violation(s) is not cured the owner will be mailed a Second and Final notice letter.
3. If upon a third inspection the violation(s) is not cured the owner will be mailed a hearing notice letter. The owner will have a chance at the hearing to defend his violation.
4. After the owner has had their due process at the hearing, the owner will then leave and the Hearing panel with discuss and decide if a fine will be imposed.
5. After the Hearing panels decision the hearing results will be mailed to the owner. Five days after sending the hearing results letter the fines could begin if the violation is still not cured.
6. Below is the standard set for the fine schedule:

ARTICLE VIII-Use of Property-Protective Covenants

1. Residential Use	\$25 per day
2. Parking commercial vehicles	\$25 per day
3. Animals	\$25 per day
4. Nuisance	\$25 per day
5. Outside burning	\$25 per day
6. Excessive Noise	\$25 per day
7. Fireworks	\$25 per day
8. Dumping	\$25 per day
9. Rubbish	\$25 per day
10. change to drainage	\$25 per day
11. conversion of garage	\$25 per day
12. short term rental, timeshare	\$25 per day
13. discharge of firearms	\$25 per day
14. fuel storage	\$25 per day
15. unapproved yard sale	\$25 per day
16. architectural/other	\$25 per day

When a fine that has been levied on any Lot is delinquent 90 days or the accumulated fine exceeds \$1,000 the Association may place a lien on the Lot.

APPROVED: 
President
9/24/2015 Date


Secretary
9/24/15 Date