

**RESOLUTION
OF
HARBORVIEW PROPERTY OWNERS' ASSOCIATION, INC.
VIOLATIONS OF THE ASSOCIATION'S DECLARATION, BY-LAWS AND RULES AND
REGULATIONS**

FINE POLICY

WHEREAS, the Board of Directors is charged with the responsibility for enforcing the Declaration of Covenants, Restrictions, and Easements, By-Laws or any rules and regulations duly adopted; and

WHEREAS, The Declaration of this Association directs this responsibility to the Board of Directors for such enforcement in Article III, Section 23 of the By-Laws; and

WHEREAS, the Association has contracted with a professional management company to provide management service and supervision over certain contract services to the Association; and

NOW THEREFORE, be it resolved that the Board of Directors has elected to authorize its managing agent to carry out the following policy with respect to all Declaration, By-Laws and rules and regulations enforcement, reserving to itself the right to modify or intervene in certain cases, as the Board may see fit.

1. Members violating the community's governing documents will be served written notice describing the nature of the violation, the proposed sanction to be imposed, a period of not less than ten (10) days within which the violation is remedied and the penalty fine to be imposed in accordance with Article III, Section 23 of the By-Laws.
2. If the violation is cured within a 10-day period, imposition of sanctions is to be suspended.
3. If a written appeal is received from the member in violation within the 10-day period, the Board of Directors shall be notified to review the facts and findings for any grounds for possible reconsideration.
4. A fine of \$55.00 shall be charged to the member's account for the second notice of the violation of the governing documents after the initial warning letter; a fine of \$85.00 shall be charged to the member's account for a third notice or uncorrected violation of the same restriction; and a fine of \$105.00 for each notice of the same violation thereafter shall be charged to the member's account if the violation is not corrected within the stated timeframe noted.
5. Further efforts to secure compliance with the Association's requests on those accounts which have not responded to prior efforts after three (3) written notices may be by legal counsel, at the direction of the Board of Directors. Specific options may include personal money judgment, rental income receivership, foreclosure (judicial or non-judicial) and referral to a collection agency.
6. The Association may elect to enforce any provision by self-help including, but not limited to, the towing of vehicles that are in violation, by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the notice and hearing procedure set forth above. In any such action, to the maximum extent permissible, the owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorneys' fees actually incurred.

This is to certify that the foregoing resolution was adopted by the Board of Directors until such date as it may be modified, rescinded or revoked.

HARBORVIEW PROPERTY OWNERS' ASSOCIATION, INC.

VIOLATIONS OF THE ASSOCIATION'S DECLARATION, BY-LAWS AND RULES AND REGULATIONS

Violation Notification:

1. Members violating the community's governing documents will be served written notice describing the nature of the violation and the penalty fine to be imposed for failure to cure the violation.
2. If the violation is cured within a 10-day period, imposition of sanctions is to be suspended.
3. If a written appeal is received from the member in violation within the 10-day period, the Board of Directors shall be notified to review the facts and findings for any grounds for possible reconsideration.
4. If no cure or appeal is received within a 10-day period, the member will be served written notice via regular mail that a \$55.00 fine has been imposed. If the member fails to cure after 10 additional days, the member will be served written notice via regular (and certified) mail that an \$85.00 fine has been imposed. A fine of \$105.00 per repeated violation thereafter shall be charged to the member's account if the violation is not corrected within the timeframe noted in the notice.
5. For recurring violations (those of a non-continuous nature), member will be served written notice describing the nature of the violation and the penalty fine to be imposed for failure to cure the violation. Upon a second notice of the same violation within a year's time, the member will be served written notice via regular mail that a \$55.00 fine has been imposed. Upon a third notice of the same violation within a year's time, the member will be served written notice via regular (and certified) mail that an \$85.00 fine has been imposed. Upon a fourth and subsequent violations within a year's time, the member will be served written notice via regular (and certified) mail that a \$105.00 fine has been imposed.
6. After three written notices have not gained compliance, the Association may turn the issue over to an attorney's office. Specific options used by attorneys may include obtaining a personal money judgment, placing a lien on the offender's property, rental income receivership, foreclosure, and referral to a collection agency.