

CLEARMEADOWS COMMUNITY ASSOCIATION
FINE SCHEDULE FOR EXTERIOR MODIFICATIONS
SEPTEMBER 2006

WHEREAS, Article XI, of the Covenants, Conditions and Restrictions requires owners to get prior approval of exterior modifications to their home and lot;

WHEREAS, Section 23, of the Bylaws authorize the Board of Directors for Clearmeadows Community Association to impose reasonable fines for non-compliance of any of the recorded documents for the community;

WHEREAS, the Board of Directors is obligated to enforce any provision of the Declaration, Bylaws, or any rule or regulation;

NOW THEREFORE BE IT RESOLVED THAT the following fine schedule shall be administered:

- 1) All projects require an approval from the Board of Directors/Modification Committee PRIOR to the start of the project.
- 2) Should a project be observed or reported that did not have prior approval, a violation letter will be sent to the owner demanding that the owner cease work until an Architectural Request Application is submitted.
- 3) An Architectural Request Application to the Committee/Board must be received within 7 days from the date of the above violation notice. If application is not received within 7 days, a fine of \$50.00 will be assessed to the owners account. A \$150.00 fine will be assessed to the owners account every 14 days until an application is received.
- 4) If the project is denied by the Committee/Board once it has been started, or completed, and if the Committee/Board requests removal of modification/s within a specified timeframe, failure to comply with the request from Committee/Board will warrant a \$150.00 fine assessed every 14 days until the requested specifications of the Committee/Board are made.
- 5) Any Owner has the right to request a hearing with the Board of Directors regarding the fines, the project and the decision by the Committee/Board. Requests must be submitted in writing to the address listed on the original violation notice.

Resolution APPROVED by the Board of Directors on _____, 2006.

ALL SIGNATURES ON FILE

_____, President

_____, Vice-President

_____, Secretary

_____, Treasurer