



Resolution to Adopt
Governing Documents Use Restrictions
Violation & Consequence Policy

Whereas, Article III Board of Directors: Number, Powers, Meetings, Section 20. Enforcement provides that the Board shall have the power to impose reasonable fines assessed against the owner of any lot that violates the Declaration, By-Laws, or a rule or regulation;

Whereas, each member of the Waterford II Homeowners Association, Inc. is subject to the Governing Documents as a property owner within the Association;

Whereas, the Board of Directors establishes a written warning and fine schedule consistent with its authority in enforcing the Governing Documents of the Association;

Now therefore be it resolved that the Waterford II Homeowners Association, Inc. adopts the following **Governing Documents Use Restrictions Violation & Consequence Policy** to administer the Governing Documents by use of the following written warning and fine schedule:

1. If a member or resident of Waterford is determined to be in violation of the Governing Documents, the Association shall mail an initial courtesy letter providing notice of the specific rule(s) violated to the member's known mailing address and the address in violation, providing thirty (30) days from the date of the courtesy letter to correct the violation or a fine of \$100.00 will be assessed against the member, and also providing notice within the courtesy letter of the right to appeal the violation within fourteen (14) days to the Board of Directors.
2. If the violation is not corrected after the thirty (30) day period provided for in the initial courtesy letter, the Association shall mail a second letter to the member's known mailing address and the address in violation, notifying of the specific rule(s) violated and assessing a \$100.00 fine against the member. This second letter will also provide notice that additional fines will be imposed if the violation is not corrected within thirty days (30) from the date of the letter.
3. The Association may continue to fine the member in violation an additional \$50.00 every thirty (30) days until the violation is corrected, or a resolution is otherwise adopted by the Board of Directors.
4. A \$150.00 fine will be assessed against any member that fails to obtain prior Board approval for exterior changes of the member's lot, and not submitting an AMR (architectural modification request) form to request Board review of the proposed changes. The notification of this fine to the member shall be a "Cease & Desist" letter issued by the Association and/or management. After thirty (30) days from the date of the letter if the member has still not obtained Board approval for the changes, the Association shall proceed with the written warning and fine schedule steps for members in violation of the Governing Documents.
5. The member has the right to appeal the rule(s) violation and fine(s) to the Board of Directors. This appeal must be in writing and provide explanation why the member or resident is not in violation of the specific rule(s) in question. Should the it be determined upon appeal by the Board of Directors that the member or resident was not in violation of a specific rule or rules, then all fines assessed against the member shall be waived.



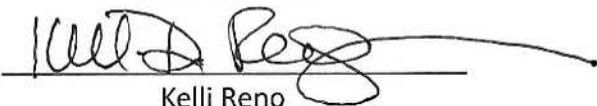
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6. The Association may continue the imposition of fines and pursue any and all legal means of correcting the rule(s) violation, including engaging in litigation against the member. The member shall be responsible for all costs associated with the efforts of the Association to correct the rule(s) violation including payment of any and all legal costs associated with litigation.
7. This resolution shall be binding on all members of the Waterford II Homeowners Association, Inc.
8. This resolution may be amended by the Board of Directors of the Association at a meeting duly called, provided that a majority of Directors present and entitled to vote at such meeting vote in the affirmative of such amendment.
9. The Association and/or agent serving on behalf of the Association such as a management company shall implement and administer this **Governing Documents Use Restrictions Violation & Consequence Policy**.

IN WITNESS WHEREOF, the undersigned Officers of the Board of Directors have executed this resolution on the 10 day of Feb., in the year 2021.

President: 
Amanda Stumbo

Secretary: 
Kelli Reno