

ACTION OF THE BOARD OF DIRECTORS
OF
CREEKWOOD TERRACE CONDOMINIUMS

February 4, 2015


Pursuant to the provisions of the ByLaws of the Council of Co-Owners of the Creekwood Condominium Association, Inc. dated May 9, 2002 of record in Deed Book 7885, Page 943, in the Jefferson County Clerk's Office, which provisions authorize the Association to impose sanctions on Homeowners, including, without limitation, reasonable monetary fines which shall be considered Assessments, the members of the Board of Directors of the Council of Co-Owners of The Creekwood Condominium Association, Inc. a Kentucky nonprofit corporation ("Corporation"), hereby unanimously adopt the following rule containing penalties for violations of the Master Deed, ByLaws and the Project Rules hereinafter referred to as the "Governing Documents" for Creekwood Terrace Condominiums which concern the request for and receipt of information pertaining to rules/regulations within the Governing Documents:

ENFORCEMENT OF GOVERNING DOCUMENT INFORMATION REQUESTS

Resolved, that in order to enforce restrictions of the community for the protection of the property values and safety in Creekwood Terrace Condominiums the following rule/fining policy for infractions of the Governing Documents has been adopted by the Creekwood Terrace Condominiums Board of Directors and will be enforced as outlined:

1. Unit Owner will be sent a letter outlining the information requested by the Association, allowing twenty (20) days to respond with either the completed form or the information to be supplied by a separate entity such as an insurance agent for proof of insurance coverage.
2. If the requested information (examples: Proof of Insurance on the Unit with Itemized Coverage Amounts Listed; Pet Information Form; Architectural Review Application, Owner/Tenant Information & Emergency Contact Form, etc.) is not received within the 20 day period, the Unit Owner will be sent a second letter stating a fine of \$25.00 per day (not to exceed \$1,000.00) will be charged against their account until the violation of not submitting the requested information is corrected.
3. Should the same violation occur again, the Board reserves the right to fine the unit owner without the benefit of a warning letter.

NOTE: IN THE CASE OF A VIOLATION BY A TENANT (SUCH AS A NON-ASSOCIATION REGISTERED PET), THE LETTER WILL BE SENT TO THE TENANT WITH A COPY TO THE UNIT OWNER. IF THE UNIT OWNER HAS NOT PROVIDED AN OFF SITE MAILING ADDRESS TO THE BOARD OF DIRECTORS NOTICE TO THE UNIT WILL BE CONSIDERED AS NOTICE TO THE OWNER. ALL FINES ARE ADDED TO THE ACCOUNT OF THE UNIT OWNER. APPLIED FINES DO NOT EFFECT OR WAIVE THE UNIT OWNER RESPONSIBILITY TO PAY THE FULL MONTHLY MAINTENANCE FEE DUE ON EACH UNIT OWNED AND ARE COLLECTIBLE IN THE SAME MANNER AS THE MONTHLY MAINTENANCE FEE.


BOARD REPRESENTATIVE