

ACTION OF THE BOARD OF DIRECTORS
OF
Creekwood Condominium Association, Inc.

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/Board of Directors to impose sanctions on Homeowners, including, without limitation, reasonable monetary fines which shall be considered Assessments. The Board of Directors of the Council of Co-Owners of the Creekwood Condominium Association unanimously adopt the following rule containing a penalty for Master Deed, ByLaws and the Project Rules violations:

ENFORCEMENT OF GOVERNING DOCUMENTS

Resolved, that in order to enforce restrictions of the community for a more uniform neighborhood appearance and the protection of the property values in the Creekwood Condominium Association, Inc., the following fining policy for infractions of the Master Deed, ByLaws and the Project Rules have been adopted by the Council of Co-Owners of the Creekwood Condominium Association, Inc. Board of Directors and will be enforced as outlined:

1. Homeowner/lot owner/tenant will be sent a first violation/friendly reminder letter outlining the violation and allowing a maximum of ten (10) days to correct.
2. Should the correction of the violation not be possible within the time frame allowed or the violation is disputed by the owner, the owner may send a written letter with any and all corresponding documentation, within ten (10) days from the date of the letter to the Board of Directors asking for an extension due to current circumstances, or reasoning that the violation is being disputed. The Board or its authorized agent will respond with the determination of the Board within ten (10) days of the receipt of the extension request.
3. If the violation is not corrected within the stated time allowed, the homeowner/lot owner/tenant will be sent a second letter allowing ten (10) days to correct. The letter will advise that starting on the 11th day following the second letter, a fine of \$25 per day (not to exceed \$1,000 per violation) will be charged against their account until the violation is corrected.
4. Upon an owner's failure to comply within forty-five (45) days, the Association may take action as necessary to remedy therewith, and the owner shall immediately upon demand, reimburse the Association or other performing party all expenses incurred in so doing, which may be inclusive of, but not limited to, reasonable attorney's fees and costs in enforcing.
5. Any unpaid fine shall constitute a lien. The homeowner/lot owner shall be responsible for all costs of collections, including attorney fees and costs of the unpaid fine.

Note: In the case of a violation by a tenant, the letter will be sent to the tenant with a copy to the homeowner. All fines are to be added to the account of the homeowner.

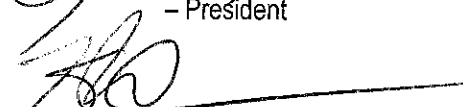
Adopted by the Board of Directors of the Council of Co-Owners of the Creekwood Condominium Association, Inc.


- President

3-24-15
Date


- Secretary/Treasurer

3/24/2015
Date


- Vice President

3-24-15
Date