

ACTION OF THE BOARD OF DIRECTORS OF CREEKWOOD TERRACE CONDOMINIUMS

April 25, 2024

Pursuant to the provisions of the ByLaws of the Council of Co-Unit Owners of the Creekwood Condominium Association, Inc. dated May 9, 2002 which provisions authorize the Association to impose sanctions on Unit Owners, including, without limitation, reasonable monetary fines which shall be considered Assessments. The elected members of the Board of Directors of the Council of Co-Unit Owners of the Creekwood Condominium Association, Inc., a Kentucky nonprofit corporation, hereby unanimously adopt the following rules containing penalties for violations of the Master Deed, ByLaws and the Project Rules (hereinafter referred to as the "Governing Documents") for Creekwood Terrace Condominiums:

ENFORCEMENT OF GOVERNING DOCUMENTS

Resolved, that in order to enforce the rules and restrictions of the community for protection of public safety, uniform appearance and the property values of Creekwood Terrace Condominiums, the following policy for infractions of the Governing Documents has been adopted by the Board and will be enforced, with or without written warning, as outlined below:

1. Unit Owner will be sent a courtesy reminder letter outlining the alleged violation of the Governing Documents and allowing the Unit Owner an opportunity to correct before a formal warning is issued.
2. If the violation is not corrected within 10 business days, the Unit Owner will be sent a warning letter allowing another 10 business days to correct. The letter will advise that if the violation is still not corrected, then starting on the 11th day following the warning letter a fine will be charged against their account.
3. Should the correction of the violation not be possible within the time allowed or is disputed by the Unit Owner, the Unit Owner will have an opportunity to be heard. The Unit Owner may ask for an extension or provide reason for such dispute. This must be a written request sent to the Property Manager, providing reasons/circumstances and including all supporting documentation. The Property Manager will respond with the

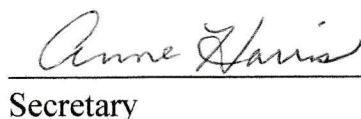
determination of the Board within 10 business days of receipt of the Unit Owner's request.

4. Upon a Unit Owner's failure to comply within thirty (30) days of the first notification of violation, the Association may take action as necessary to remedy therewith and the Unit Owner shall immediately upon demand, reimburse the Association all expenses incurred in so doing, which may be inclusive of, but not limited to, reasonable attorney fees and costs in enforcing.
5. Should the same violation occur again, the Board reserves the right to fine the Unit Owner/tenant without the benefit of a warning letter.
6. Warning letters are not sent for violation of any Metro City Ordinance, NFPA Fire Code, or for failure to clean up after pets. Additionally, an owner is required to reimburse for any damage they may cause to a common area. The Unit Owner will receive a letter outlining the alleged violation/damage and the amount that will be charged against their account. Repeat violations will incur additional fines.
7. Any unpaid fine shall constitute a lien. The Unit Owner shall be responsible for all costs of collections, including attorney fees, accrued late charges and costs of the unpaid fine.
8. In the case of an alleged violation by an approved tenant or other resident, the notice will be sent to the tenant or resident, as well as to the Unit Owner. All fines are added to the account of the Unit Owner.

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

 7/15/2024
President Date

 7/15/2024
Vice President/Treasurer Date

 7/15/24
Secretary Date