

**ACTION OF THE BOARD OF DIRECTORS  
OF  
TUCKER LAKE ESTATES HOMEOWNERS ASSOCIATION**

**RULES AND REGULATIONS REGARDING ENFORCEMENT OF  
GOVERNING DOCUMENTS**

WHEREAS, the Board of Directors of the Tucker Lake Estates Homeowners Association has the authority to "Adopt and publish rules and regulations governing the use of the common areas and facilities and enforcing the restrictions, covenants and conditions of the Declarations; and the personal conduct of the Members and their guests thereon and to establish penalties for the infraction thereof."

WHEREAS, that the Board of Directors believes that the rules and regulations described below are necessary in order to enforce restrictions of the community for a prosperous living environment as well as the protection of the property values within the Tucker Lake Estates Homeowners Association.

RESOLVED, the following fine policy for infractions of the Covenants, Conditions and Restriction has been adopted by the Tucker Lake Estates Homeowners Association Board of Directors and will be enforced as outlined:

**Schedule of Fines**

1. Parking violations as described in Article V, Sec. 3-C "No automobile shall be continuously or habitually parked on any street or in the common areas of the property." will be subject to an initial fine of \$25, plus \$50 per day for continuing violations.
2. Architectural violations will be subject to a fine of \$300 and the homeowner will be required to correct the violation within 15 days. If not corrected/removed there will be an additional fine of \$300 per month thereafter.
3. Landscaping violations will be subject to a fine of \$200 and the homeowner will be required to correct the violation within 15 days. If not corrected/removed there will be an additional fine of \$200 per month thereafter.
4. Pet violations will be subject to an initial fine of \$25 and recurring violations will be subject to an additional fine of \$50 per occurrence.
5. All other violations as specified in the Master Deed, By-laws, Amendments, Rules and Regulations will be subject to a fine of \$50 plus \$100 per repeat occurrence.

Property owners are responsible for the conduct of any tenants that may reside on the property, and that any violations, even though based upon the conduct of the tenant(s), will be noticed to the property owner and the property will be fined.

Written notice of the violation will be sent to the homeowner by certified or registered mail. Homeowners will be granted a 15 day period to correct/repair the initial violation in question. If the correction/repair is completed within the 15 day period, payment of the fine will be waived. In the case of a repeat violation of the initial violation, written notice of the violation will be sent to the homeowner by certified/registered mail and there will be NO waiving of any fines.

All unpaid fines are subject to the Collection Policy as stated in the Master Deed and By-laws and will result in a lien being placed against the homeowner's property.

### **Appeals Process**

A homeowner receiving written notice of a violation and the associated fines may appeal the notice by submitting a written explanation and supporting documentation to the management agent and the Board of Directors (via the President) outlining the reasons for disagreement with the fine. The written explanation must be submitted within seven (7) working days of the date of the notice of violation and fine. The homeowner will be given an opportunity for a hearing before the Board of Directors within 30 days and no fine will be imposed or corrective action taken until after the hearing.