

ACTION OF THE BOARD OF DIRECTORS
OF
PARTRIDGE RUN HOMEOWNERS ASSOCIATION, INC.

TAKEN BY UNANIMOUS RESOLUTION

June 1, 2005

Pursuant to the provisions of Section 21 of the Declaration of Covenants, Conditions and Restrictions for Partridge Run Phase I dated October 3, 1989, of record in **Deed Book 259, Page 520**, and Section 22 of the Declaration of Covenants, Conditions and Restrictions for Partridge Run Subdivision, Section II dated February 26, 2003 of record in **Deed Book 431, Page 653**, in the Shelby County Clerk's office (collectively referred to as the CC&Rs), which provisions authorize the Association to enforce the restrictions against any party violating or attempting to violate any covenant or restriction, reasonable monetary fines which shall be considered Lot Assessments, the members of the Board of Directors of PARTRIDGE RUN HOMEOWNERS ASSOCIATION, INC., a Kentucky nonprofit corporation ("Corporation"), hereby unanimously adopt the following rule containing a penalty for CC&R 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 Partridge Run, the following fining policy for infractions of the CC&Rs has been adopted by the Partridge Run Board of Directors and will be enforced as outlined:

1. Homeowner / tenant will be sent a letter outlining the problem, allowing thirty (30) days to correct.
2. If the problem is not corrected, the homeowner will be sent a second letter allowing ten (10) days to correct. The letter will advise that on the 11th day, a fine of \$25.00 will be levied against their account if the problem is not corrected. The letter will also state that fines of \$25 per day (not to exceed \$1,000) will be added to their account thereafter until the problem is corrected.
3. Should the same violation occur again, the Board reserves the right to fine the homeowner/tenant without the benefit of a warning letter.

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 ADDED TO THE ACCOUNT OF THE HOMEOWNER



Director Name



Director Name



Director Name