

THE VILLAGE AT INDIAN FALLS CONDOMINIUM ASSOCIATION, INC.
RESOLUTION #4

June 1, 2017

**ENFORCEABLE THROUGH:
MASTER DEED AND DECLARAION**

ENFORCEMENT POLICY

Pursuant to the provisions of the Master Deed for The Village of Indian Falls Single-Family Homes in a Condominium Community which provisions authorize the Board of Directors to: Section 4.2 (g). Rules and Regulations. In addition to adopting and enforcing rules and regulations in the instances specifically hereinbefore mentioned, the Board may, from time to time, adopt and enforce such further reasonable rules and regulations, also referred to as "community guidelines", as it deems necessary or desirable to promote harmony, to serve the best interests of the Unit Owners, as a whole, and the Condominium Association, and to protect and preserve the nature of the Condominium and the Condominium Property. A copy of all rules and regulations shall be furnished by the Board to the owners of each Unit prior to the time when the same shall become effective.

The Board of Directors of The Village of Indian Falls Single-Family Homes in a Condominium Community unanimously adopt the following rule containing a penalty for Restriction and Protective Master Deed 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 Village of Indian Falls Single-Family Homes in a Condominium Community the following fining policy for infractions of the governing documents have been adopted by the 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 homeowner. All fines are to be added to the account of the homeowner.

Duly adopted at a meeting of the Board of Administration held on this 1st day of June, 2017.

Signed: Jason Collins
Jason Collins, President

Date: 6-14-2017