

**ACTION OF THE BOARD OF DIRECTORS
OF
THE OVERLOOK AT EASTWOOD HOMEOWNERS ASSOCIATION, INC.**

December 15, 2022

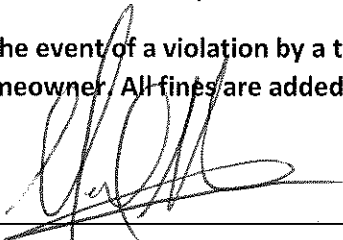
Pursuant to Section 4.8(i) of the Bylaws for The Overlook at Eastwood Homeowners Association Inc. dated March 8, 2021, which provision authorizes the Association to impose non-discriminatory fines upon violating any rules or regulations adopted, the members of the Board of Directors of The Overlook at Eastwood Homeowners Association, a Kentucky nonprofit corporation hereby unanimously adopts the following rule containing a penalty for Covenants, Conditions and Restrictions (CC&R's) violations:

ENFORCEMENT OF GOVERNING DOCUMENTS

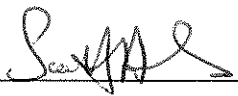
Resolved, that in order to enforce restrictions of the community for a prosperous living environment as well as the protection of the property values with The Overlook at Eastwood Homeowners Association, Inc., the following fine policy for infractions of the Covenants, Conditions, and Restrictions has been adopted by The Overlook at Eastwood Homeowners Association, Inc. Board of Directors and will be enforced as outlined:

1. The Homeowner/tenant will be sent a letter outlining the violation of the CC&R's allowing them 30 days to correct.
2. If the violation is not corrected, the homeowner 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 \$50.00 per day will be charged against their account until the violation is corrected.
3. Once the account reaches \$500.00, the account will be turned over to the attorney for collection and to seek other remedies available to enforce the restrictions of the community.
4. Should the same violation occur again, the Board reserves the right to fine the homeowner/tenant without the benefit of a warning letter.

In the event 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.



Michael Metzkes, President 12/12/22
Date



Scott Adams, Vice President 12/12/22
Date



Craig Brockman, Secretary 12/12/22
Date