

FINE POLICY RESOLUTION RULES AND REGULATIONS

A. Non Compliance with Architectural Standards

1. In accordance with Article 7, section 1. (a) of the by-laws, homeowners are expected to maintain their property in accordance with the community standards. Any violation of these standards, not corrected within a reasonable timeframe will subject homeowner to possible fines and legal action.
2. Violations include but are not limited to storing bulk items on patio or deck, forgoing repairs to exterior including repair or replacement of exterior trim and siding, window panes, screens, installing window A/C units, performing exterior modifications without prior approval from the board, storing of commercial vehicles or unlicensed cars on property and not maintaining lawn.
3. Refer to the Lakeview at Brandywine Architectural Standards and Guidance for additional information pertaining to the governing rules and regulations for homeowner lot usage and community conformance.

B. Abatement Process and Procedures

1. The Board or its assigned agent will perform cyclic inspections of all property; identifying Lots that are not in compliance with established community architectural standards or that have commenced architectural modifications without prior written approval.
2. Upon identification of violations, homeowner will be sent official violation letter notifying him/her of the violation and time frame for correction. The homeowner can bring the property back into compliance within the identified timeframe, request an extension, or appeal the violation notice.
3. Should the homeowner complete the corrective action within the identified timeframe, he or she shall notify the Board or its assigned agent. Should the homeowner require additional time to complete the repairs, he or she shall submit a request for extension to the Board or its assigned agent, acknowledging the need for the repair, identifying the reason for the extension and the amount of additional time required to complete the repairs. The request for extension shall be submitted at least 10 calendar days from receipt of the violation notification. The Board or its designated representative shall have 10 work days to either approve or deny the request for extension. Should the extension request be approved, the homeowner must complete the violation within the new timeframe. Should the extension request be denied, the homeowner must complete the repairs within the established timeframe.

4. Should the homeowner not respond to the violation notification within the identified timeframe, the following schedule of fines will be imposed:

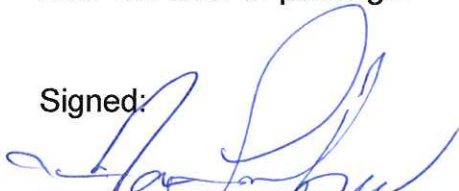
- a) Category I – exterior maintenance violations (repairs to unit or unapproved exterior modifications: \$10 per day per violation
- b) Category II – inappropriate use of deck or patio to store bulk items/furniture, etc. \$25.00 per incident
- c) Category III – commercial or inoperable vehicle parked in community; nuisance complaint i.e. pet waste, noise complaints: \$50 for first incident, \$150 for each additional violation or complaint per incident per 12 month period. (is this per calendar year, every 12 months? Does the time ever start over? What if the homeowner doesn't have an infraction for more than a year – are they charged \$150 again in two or three years?)

These fines will be posted to the homeowner assessment accounts which will cause the account to be placed in a delinquent status. At that time, standard collection procedures will begin in order to collect the amount(s) owed.

Should a homeowner fail or refuse to abate any violation, the Association may retain an attorney of its choice to enforce the covenants by way of all available legal remedies, including filing a legal action. The costs of all efforts made to enforce the covenants shall be assessed against the violating homeowner.

AS, BE IT FURTHER RESOLVED THAT this resolution shall be effective 30 days after the date of passage.

Signed:



President, Board of Directors

5/8/15

Date