

CountryPlace Master Community Association, Inc.

Resolution regarding Non-Compliance with Rules or Deed Restrictions

It is hereby resolved by the Board of Directors of CountryPlace Master Community Association, Inc. that henceforth fines will be assessed for certain repeated violations of the Rules or Deed Restrictions including, but not limited to:

Lack of or improper maintenance of property: This includes, but not limited to, mold, peeling, or lack of paint on garages or houses or painting an un-authorized color; trash or trash put out for collection before the time specified in the rules, weeds or animal waste in yards; trash cans left on street 24 hours after normal trash pick-up day; lack of watering or weeding lawns or flower beds; relocating or removing fences without approval; or erecting unauthorized structures that may be viewed from the streets or common areas and anything else that, in the opinion of the Board of Directors, may detract from the overall appearance of the community.

Creating a nuisance or safety hazard: This includes, but not limited to, uncontrolled or barking animals; loud noise or music late at night; illegal parking; unlicensed drivers of vehicles, including golf carts, on streets, sidewalks or grass; or any other action by a resident(s), or their guest(s), which impinges on the rights of other members of the community to enjoy the use of their property and as may be determined by the Board of Directors to be a nuisance or safety hazard.

For any such rules or deed restriction infractions the enforcement procedure will be as follows:

- First Occurrence: Courtesy letter, 30 days allowed to correct infraction. (management company)
- Second Occurrence: Demand letter, 10 days allowed to correct infraction. (management company)
- Third Occurrence: Begin fine policy, initial charge amount of \$15.00. (management company)
- Fourth Occurrence: Fine amount, \$30.00. (management company)
- Subsequent Occurrences: Account sent to Attorney for attorney's demand letter. (attorney)

Appeal. Homeowners have the right to request in writing within 30 days after receipt of a notice of fine that the matter be heard by an Appeals Committee as designated by the Board of Directors, for review and reconsideration before fines are imposed by the Board of Directors. The Appeals Committee will then make a recommendation to the Board based on its findings.

Non payment of fines may result in the use of a collection agency or attorney to obtain payment. Any and all collection costs are in addition to the fines imposed.

Adopted this 24th day of October, 2006

By:

Russell M. Dart

Russell Dart, President

Attest:

Len Covan

Len Covan, Secretary