

STONEHENGE III ASSOCIATION, INC.
RESOLUTION

DEED RESTRICTION ENFORCEMENT PROCEDURE

RESOLVED, That the procedure for enforcing the Deed Restrictions by the Association is as follows:

1. The procedure for enforcing the Deed Restrictions differs depending on the type of violation:
 - A. Type A violations are those which are relatively easily cured by the owner: for example, the storage of an unauthorized vehicle in public view.
 - B. Type B violations are those requiring a certain amount of planning and/or expense on the part of the owner: for example, the weathered exterior of the dwelling requiring painting.
 - C. Type C violations are those whose involving grass, weeds, and other vegetation in which, because of the fast growth rate, time is of the essence, and which, if not cured by the owner, will be cured by the Association and the owner charged appropriately.
2. For Type A violations:
 - A. Upon observation of the violation, the owner will be sent a notice requesting compliance with the Deed Restrictions within ten (10) days.
 - B. If the violation persists after the ten (10) days, the owner will be sent a second notice via certified and first class mail demanding compliance with the Deed Restrictions and advising the owner that the matter will be turned over to the Association's attorney to file suit if not rectified in ten (10) days. At the time of this second notice, the cost of the first and second notices will be charged to the owner.
 - C. If the violation is still unrectified after the second ten (10) day period, the Association's attorney will be instructed to file suit against the owner and seek all legal remedies available, including injunction, against the owner.
3. For Type B violations:
 - A. Upon observation of the violation, the owner will be sent a notice requesting compliance with the Deed Restrictions and soliciting a response from the owner within ten (10) days as to when the violation will be cured.
 - B. Further processing will be delayed if the owner advises the Association, in writing, that the violation will be cured within a reasonable time. Unspecified or indeterminate time frames for cure are not considered to be within a reasonable time.
 - C. If no response to the first notice is received within the ten (10) days, or if the response indicates an unreasonable time for cure, the owner will be sent a second notice via certified and first class mail demanding that the cure be effected within a reasonable time and advising the owner that the matter will be turned over to the Association's attorney to file suit if not cured within the time specified. At the time of this second notice, the cost of the first and second notices will be charged to the owner.
 - D. If the violation is still unrectified after the time allowed, the Association's attorney will be instructed to file suit against the owner and seek all legal remedies available, including injunction, against the owner.

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4. For Type C violations:

- A. Upon observation of the violation, the owner will be sent a notice via certified and first class mail demanding compliance with the Deed Restrictions within ten (10) days.
 - B. If the violation is still unrectified after the ten (10) day period, the appropriate contractor will be directed to bring the lot into compliance, and the owner will be charged for the cost thereof as well as the cost of the notice and the cost of invoicing the owner.
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Adopted 3/19/92 by the Board of Directors.