

TOWN HOMES AT LUDLOW BAY ASSOCIATION Enforcement Resolution of the Board of Directors

The procedure set forth below; in addition to the Rules and Regulations shall be the process for addressing complaints and enforcement of the Declarations, Bylaws and Rules and Regulations. If this Resolution conflicts with any way with the Rules and Regulations this Resolution shall control.

OVERVIEW OF PROCESS

A complaint may be initiated by an owner or the Association Board.

If a complaint is initiated by an owner (complaining owner) alleging that another owner (alleged offending owner), or the guest, visitor, tenant or occupant of the alleged offending owner is participating in conduct in violation of the Declarations, Bylaws, or Rules and Regulations, the complaining owner must first address with the alleged offending owner in an attempt to resolve before submitting to the Board. If the complaining owner is unable to resolve they may then submit a written complaint to the Board specifying the nature of the violation.

Note: Owners are responsible for the violations of any renter, tenant, guest or family member.

A complaint may also be initiated by the Board based on information available to it.

In either instance the Board will conduct an investigation in order to determine if the complaint is valid and there is a violation. If it is determined there is a violation then the Board shall send a notice of violation to the alleged offending owner

requesting that the violation be corrected within a specified time period as well as offering the opportunity to request a hearing with the Board if they disagree with the determination of the Board.

The Board may impose fines pursuant to the Schedule of Fines attached as Exhibit A hereto if the violation is not remedied or ceased within the time specified in the notice, providing the alleged offending owner has the opportunity for a hearing.

Adopted July 27, 2015

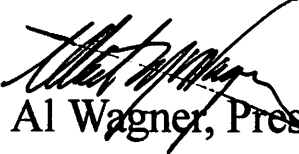

Al Wagner, President

EXHIBIT A SCHEDULE OF FINES

1. The Town Homes at Ludlow Bay Association Board of Directors may, in its sole discretion, depending on the circumstances of each situation, assess a fine against a Town Home Owner according to the procedures described in the Enforcement Resolution.
2. For each separate, distinct, affirmative, and/or continuing violation by a Town Home Owner, when a fine is levied, it will be levied according to the following guidelines:
 - a. Level A Fine: \$100.00
 - b. Level B Fine: \$250.00
 - c. Level C Fine: \$500.00

The Board of Directors shall determine the severity of the fine, in its sole discretion, depending on the circumstances of each situation.

Examples of “affirmative” violations, which could be repeated as separate events, include but are not limited to: violation of quiet hours, failure to keep dogs on leashes, parking violations etc. It should be noted that owners are responsible for the actions of their family members, guests and invitees and subject to fine for their violations.

Examples of continuing violations, which do not accrue as separate occurrences due to their continuing nature, include but are not limited to the following examples: unapproved exterior improvement such as deck revision, exterior painting without approval, use of unauthorized deck product/color and failure to

provide proof of insurance to the association.

For any offense for which a fine is levied, regardless of the type of violation, the minimum fine shall be \$100.00 for the first offense. If a Town Home owner has subsequent violations within a twelve-month period of the same nature, the fine assessed shall be double the amount of the first fine for the second offense, and triple the amount of the first fine for the third and any later offenses of the same nature. Unpaid fines shall bear interest at the rate of 1.5% per month or portion of a month, compounded monthly, and the Association may file liens against the owner's property on unpaid fines as permitted by the Declarations, Bylaws and applicable law.