



Brenford Station II Maintenance Corporation

FINE POLICY RESOLUTION# 2018-01 RELATING TO A FINE SCHEDULE FOR ALL COVENANTS, CONDITIONS & RESTRICTIONS AND ARCHITECTURAL VIOLATIONS

In order to keep the aesthetic value of the community in good order there is a need to develop a fine schedule to assist in the enforcement of the Declaration of Restrictions for Brenford Station II (the Declaration). In addition, the policy will serve to maintain and potentially increase the property values at Brenford Station II while preventing the community from becoming non-compliant over time and therefore losing property value.

WHEREAS, the Board of Directors of the Brenford Station II Maintenance Corporation acts as the governing body for the community, whose responsibility is to enforce rules and architectural covenants, ensuring due process, collecting assessments, managing resources responsibly and with fiduciary integrity.

WHEREAS, the existing bylaws, more particularly the Declaration states:

ARTICLE IV ENFORCEMENT

Section 1. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages; and failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter or a waiver to enforce the other restrictions contained herein. In the event Declarant, its successors and assigns, incurs any expenses, including attorneys' fees, in connection with its efforts to enforce the terms hereof, the Lot Owner in violation of these covenants shall also be obligated to reimburse Declarant, its successors and assign, for all such expenses. Action of enforcement may be brought by the Declarant, its successors and assigns, or any owner of any land which is the subject of this Declaration. The Brenford Station II Maintenance Corporation as an owner of land in Brenford Station II is to be recognized as one of the parties with authority to enforce these restrictions.

NOW, THEREFORE, BE IT RESOLVED THAT the following fine schedule is hereby adopted by the Brenford Station II Maintenance Corporation:

FINE SCHEDULE
CCR & ARCHITECTURAL & LANDSCAPE VIOLATIONS

First Offense	Courtesy Reminder Letter/ Notification of Fine	
Second Offense	Warning Letter & Fine	\$50.00
Third Offense	Warning Letter & Fine	\$100.00
All Subsequent	Warning Letter & Fine	\$150.00

Note: Generally, the Corporation will allow a thirty (30) day right to cure period; however, the Association reserves the right, at its sole discretion, to alter and/or accelerate the corrective action process depending on the severity of the violation.

HEARING AND APPEAL PROCESS

When a violation notice is sent to an Owner, such notice shall include a statement notifying the Owner that he/she has the "RIGHT OF APPEAL." When an Owner desires to appeal a violation, he/she must so notify the Premier Property Management in writing within ten (10) days after the date of the violation notice.

Appeals shall demonstrate extenuating circumstances which require deviation from the Governing Documents. The written request for an appeal shall include all pertinent information to support the existence of the extenuating circumstance. The date, time and location of the appeal will be fixed by the Association and Corporation. The Owner appealing the violation will be given written notice that the appeal has been received.

Following the hearing on the appeal, at which the owner and such other individuals the Board may allow to appear, the Board will render a decision which is binding on the owner. If the appeal is denied, the Owner must bring the violation into compliance within ten (10) days. If the violation still exists after ten (10) days, the Owner will be fined in accordance to the fine policy continuum stated herein. In addition, the Corporation may seek legal action to remedy the violation. All costs of such legal action will be billed to and owed by the owner.

NOW, THEREFORE, BE IT RESOLVED that the Executive Board hereby adopts the above Resolution related to a Fine Schedule for covenant violations.

Duly adopted at a meeting of the Executive Board on August 18, 2018
Date

Michael Reed, Sr., President

Steve Slocum, Vice-President

Policy Resolution# 2018-01