

Countryside Homeowner Assn., Inc.
RESOLUTION 97-2

Resolution establishing a procedure and standard correspondence form from the Board of Directors to an Association member regarding repeat or chronic violations of Article(s) V, VI, VII, and VIII of the Declaration of Covenants, Conditions and Restrictions and the Architectural Standards and Guidelines of Countryside Homeowner Assn., Inc.

AUTHORITY: WHEREAS the Articles of Incorporation gives the Board of Directors of the Association the power "To do and perform any and all lawful things and acts which in its discretion are necessary or desirable to carrying out any or all of the purposes for which the Association is formed,..." Further the Declaration of Covenants, Conditions and Restrictions along with the Architectural Standards and Guidelines where written and adopted to provide regulations for architectural control, exterior maintenance, use and easements of each and every lot in Countryside Homeowner Assn., Inc. Sections one (1) and two (2).

PURPOSE: Whereas there is a need to establish a procedure and standard correspondence form from the Board of Directors to address repeat or chronic violations of the same Article or Architectural Standards and Guidelines by the same property owner.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT: the following procedure and form be established, adopted and enacted:

1. Letter notification to property owners and any tenants that may be occupying property shall be sent for any violation of Article(s) V, VI, VII, VIII or The Architectural Control Standards and Guidelines as addressed in Resolution 90-16 which was adopted and enacted October 25, 1990.
2. If after following the procedures in Resolution 90-16 the same property owner, or any tenant occupying the property, again repeats the same violation for which he received notices as prescribed in Resolution 90-16 he shall receive a reminder letter (Attachment "A") before being turned over for legal action.
3. If after following the above procedures the same property owner, or any tenant occupying the property, again repeats the same violation again, he shall receive a letter (Attachment "B") stating that the next action will be legal due to repeat/chronic violations of the same Article or Guideline.

At the end of the 10 day period after receiving the letter (Attachment "B") the violation has not been corrected, the matter will be turned over to the Association attorney for legal action.

4. At the end of a twelve (12) month period, beginning on the date of the first notification letter under Resolution 90-16, if no further repeat violations occur by the same property owner or any tenant occupying the property, for the same violation of an Article or Guidelines, their record shall be cleared. Any

future violation shall start the above listed procedures over again from the beginning.

BE IT FURTHER RESOLVED that this policy and procedure be published for all Association members.

APPROVED: IN WITNESS WHEREOF, The Board of Directors of Countryside Homeowner Assn., Inc. did execute this resolution on the _____ day of _____, 1997 and said same resolution was recorded in the minutes of the Association.

President of Countryside Homeowner Assn., Inc.