



RESOLUTION TO SET DAILY FINES FOR VIOLATIONS IN THE COMMUNITY/SCHEDULE OF FINES

WHEREFORE, the Declaration of Protective Covenants for The Covered Bridge Subdivision Effingham County, Georgia (hereafter the Declaration of Covenants), governed by the Homeowners Association of Covered Bridge, Inc. and its related Bylaws provide that the Board of Directors shall have the authority to make and amend Rules and Regulations and imposing sanctions for violations thereof including without limitation, Self-Help and reasonable monetary fines;

WHEREFORE, the Declaration of Covenants provides in Article I:

5. **Enforcement:** The Board of Directors shall have the ability to impose reasonable monetary fines for violations of the Declarations or Bylaws, or of rules and regulations passed by the Board of Directors, after providing written notice of the violation to the Owner and/or violator and the amount of the potential fine.

Prior to imposing fines and/or suspending membership rights, as set forth herein, the written notice shall notify the Owner and/or violator of the right to request a hearing before the Board of Directors. The Owner and/or violator must request a hearing within ten (10) days of the date of the written notice. If a hearing is requested, the Board of Directors shall take reasonable efforts to schedule a hearing as soon as possible, and any fines or suspension of membership shall be stayed pending the hearing. The hearing requirement is not necessary to suspend membership rights for Owners who owe Assessments, for continuing violations, or for a violation that occurs within twelve (12) months of receiving a violation notice.

Fines shall be imposed in the same manner as assessments set forth hereinbelow, and shall be a lien on the Lot, and the personal obligation of the Owner, and a joint and several obligation of the violator to the extent the violator and Owner are not the same person. The Declarant and Qualified Builders shall be subject to reasonable fines if, and only if, the Declarant consents to and/or agrees to the fine in writing.

Subject to the limitations contained herein, the Association, and the Architectural Control Committee, where applicable, shall be empowered to enforce the covenants, restrictions, and limitations, including, but not limited to, the design standards, promulgated in the Declarations.

Any reference in the Declaration to a performance deposit paid to the developer shall be deleted and, in no event, may a deposit be demanded or required of a Qualified Builder or Declarant by the Association."

WHEREFORE, the Bylaws provide in Article 4, Section 3 that the Board of Directors shall have the power:

(d) To adopt and publish rules and regulations governing, among other things, the use of the common areas and personal conduct of Members, their employees and guests on the property submitted to the Declaration.

WHEREFORE, the Association, acting through its Board of Directors has determined that it is in the best interests of the community to adopt a schedule of fines for violations of the Governing Documents;

WHEREFORE, the Association, acting through its Board of Directors has determined that it is in the best interests of the community to set a daily rate of \$25.00 per violation;

NOW THEREFORE, the Board of Directors has, this 21 day of January, 2024 voted to fix fines for all violations of the Governing documents at \$25.00 a day per violation for all Owners and occupants of the Association beginning February 1, 2024;

IN WITNESS WHEREOF, the undersigned Directors have executed and adopted this Rule & Regulation on this 21 day of January, 2024.

THE FOLLOWING OFFICERS CERTIFY THAT THIS RULE & REGULATION WAS APPROVED BY THE REQUIRED MAJORITY VOTE OF THE BOARD OF DIRECTORS:

Tom Brower

Chris Trippel

[Signature]
President
[Signature]
Treasurer
[Signature]
Secretary

Sworn to and subscribed before me
this 27 day of January, 2024

[Signature]
Notary Public

