

BOARD OF DIRECTORS RESOLUTION

ENFORCEMENT POLICY

DELAUNE ESTATES HOMEOWNERS ASSOCIATION, INC.

Upon motion duly made, seconded and carried, the Board of Directors for **DELAUNE ESTATES HOMEOWNERS ASSOCIATION, INC.**("the Association), adopted the following Resolution.

WHEREAS, the Covenants, Conditions and Restrictions of **DELAUNE ESTATES HOMEOWNERS ASSOCIATION, INC.** require all homeowners of real property within said community to abide and adhere to all rules and regulations as outlined, and

WHEREAS, said Covenants, Conditions and Restrictions provide the Association's Board of Directors with the power and authority to take necessary action to enforce the rules and regulations as outlined, and

WHEREAS, the Board of Directors deems it to be in the best interests of the Association and all the Association's members to establish policies and practices relative to the Association's rights.

WHEREAS, the Board of Directors has fully discussed and considered this matter.

NOW, THEREFORE, BE IT RESOLVED the board of directors does hereby adopt the following:

When a violation of the Association's governing documents is noted and recorded, a Courtesy Notice shall be sent to the owner of the residence in question, with said Courtesy Notice being delivered electronically to those who have a valid email on file and mailed to those who do not. If after 10 days from the date of the Courtesy Notice, it is documented that the violation has not been remedied, a formal violation notice shall be sent to the resident in question. If after 10 days from the date of the formal notice of a violation (and any and all subsequent notices/actions regarding the same violation), the violation has not been remedied, the Association shall have the option to escalate the enforcement process, which may include another notice, monetary penalties, and/or injunctive action/self-remedy. Further, once formal notice has been given of said violation, fine(s) in the amount of \$50.00 shall be applied to an owners account for violating the restrictive covenants, articles of incorporations and by-laws of the Association if the violation continues to persist.

NOW, THEREFORE, BE IT FURTHER RESOLVED the board of directors does hereby adopt the following policy:

VIOLATION ENFORCEMENT POLICY as outlined below:

DETERMINE THAT RESTRICTION HAS BEEN VIOLATED PER ASSOCIATION GOVERNING DOCUMENTS/ADOPTED RESOLUTIONS (either via site inspection or notification from member)

1. Once violation recorded, send first formal violation notice.
2. If violation has not been remedied/corrected after given first formal notice, send out second violation notice and apply violation fine if applicable.
3. If violation has not been remedied/corrected after given second notice of violation, send out third violation notice and apply violation fine if applicable.
4. If violation has not been remedied/corrected after given third notice of violation, other means of enforcement, which may include legal action, may be taken, as well as continual notifications/fines, until violation has been remedied/corrected.

***Note – Enforcement measures are subject to immediate escalation, including, but not limited to, injunctive action/self-remedy by the Association, depending on the severity of said violation. Board members’ discretion shall be used on a case-by-case basis.**

BE IT FURTHER RESOLVED THAT the board shall retain the right to amend or repeal this resolution.

Executed this 1st of June 2024.

Approved by the Board of Directors.

Joseph Labbe

Director – Joseph Labbe

Director –

Director –