

**RESOLUTION OF THE BOARD OF DIRECTORS OF ROYAL ESTATES
AT MADISON GREEN HOMEOWNERS ASSOCIATION, INC.
REGARDING COVENANT VIOLATION NOTICES AND FINING
PROCEDURES**

WHEREAS:

a. Section 8.3 Fines and Suspensions of the Declaration for Royal Estates Homeowners Association, Inc. establishes procedures regarding suspension of privileges and/or fines against Owners for alleged violations of the governing documents.

b. Effective July 1, 2015, Section 720.305, F.S. (2015) has been amended regarding suspension of privileges and/or levying fines against Owners for alleged violations.

c. The Board of Directors for Royal Estates Homeowners Association, Inc. would like to establish and clarify the procedures to be followed by the Board of Directors and the Violation/Grievance Committee regarding enforcement of the governing documents and Florida Statute Chapter 720 to ensure uniformity and consistency for the suspension of privileges and/or fining procedures for the Association.

NOW THEREFORE, it is hereby RESOLVED that Section 8.3 Fines and Suspensions of the Declaration for Royal Estates Homeowners Association, Inc. and Section 720.305, F.S. (2015) shall hereafter be enforced and implemented as follows:

1. The Board of Directors shall appoint a three (3) member Violation/Grievance Committee. No member of the Violation/Grievance Committee may be an Officer/Director of the Board, employee of the Association, or the spouse, parent, child, brother, sister of an officer, director, or employee of the Association.

2. The Property Manager for the Association shall conduct an inspection of the Association property at least once per month. Board of Directors authorizes the Association's management company to send out to any parcel owner(s) an Initial Courtesy Notice for any alleged violation(s) found by the Association's Property Manager and will be reported to the Board of Directors at the next Board meeting. Based on the findings of the Property Manager, the Board of Directors will authorize the Association's management company to send out to any parcel owner(s) with then still existing violation(s) a Violation Notice. The Violation Notice will advise the violating parcel owner(s) of the alleged violation(s) existing on the parcel owner's property and will give the parcel owner(s) fifteen (15) additional days to cure said alleged violation(s).

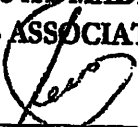
3. In the event that the parcel owner(s) fail(s) to cure the alleged violation(s) within the fifteen (15) day period prescribed by the Violation Notice, a Final Violation Notice will be sent to said parcel owner(s) regarding the alleged continuing violation(s). Upon mailing the Final Violation Notice, the Board may approve fines be applied to the account of the violating parcel owner(s) for the parcel owner's failure to cure the alleged violation(s) within the fifteen (15) day period prescribed by the Violation Notice. The fine(s) approved by the Board shall not exceed one hundred dollars (\$100.00) per violation, per day that the violation continues and shall not exceed one thousand dollars (\$1,000.00) in the aggregate.

4. The Final Violation Notice sent to the violating parcel owner(s) will advise of the continuing violation, the Board approved fine levied against the parcel owner's account (if applicable) and the time, date and location of the next meeting of the Violation/Grievance Committee. Any parcel owner(s) receiving a Final Violation Notice who fails to either respond within the required fifteen (15) days prior to, or fail to appear before the Grievance Committee at said noticed hearing, shall waive his/her right to a hearing before the Violation/Grievance Committee. A rebuttable presumption shall exist regarding the delivery/receipt of any Initial Violation Notice and/or Final Violation Notice sent by the Association's property manager to the mailing address on file for the violating parcel owner(s).

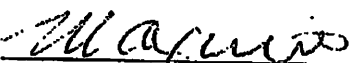
5. Upon the conclusion of any hearing before the Violation/Grievance Committee, the Committee will render its final ruling/decision, in writing, determining whether to confirm or reject the fine or suspension levied or imposed by the Board per the approved Fine Schedule. If the Board imposes a fine or suspension, the Association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel.

This Resolution shall be mailed or hand delivered to all owners and residents within ten (10) days of its adoption and shall be effective on 10/19/, 2015.

Board of Directors
ROYAL ESTATES AT MADISON GREEN
HOMEOWNERS ASSOCIATION, INC

By: 
Neil Wallach, President

Attest:


Michael Axelberd, Secretary