

**Boulder Ridge Homeowners Association  
Policy Resolution #1 - Bylaw Rules Enforcement**

WHEREAS Article VI, Section 10 of the Bylaws grants the Board of Directors with the power to set reasonable rules and regulations concerning Association business, to protect community harmony by providing guidelines and a procedure for addressing conditions that disrupt that harmony,

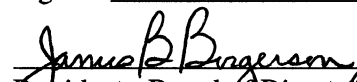
LET IT BE RESOLVED THAT the following bylaw rules enforcement procedures will be followed:

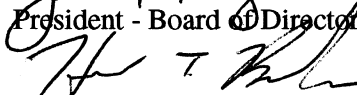
1. The Board of Directors is authorized to enforce the Rules as outlined in the Bylaws (Article IV, Section 10 and Article X, Sections 3 & 4).
2. Rules violations are to be reported to the Board of Directors in writing and signed by the complainant. Contained within the written notice to the Board, the complainant must state the specific bylaw(s) alleged to be violated. The complaint will be investigated as soon as possible
3. If the report of violation is accurate, written notice will be sent to the Owner. The first notice of the violation will be regarded as a warning, unless otherwise stipulated in the Association Bylaws.
4. If, after 21 days, a second written complaint is received, or if the violation is not cleared or is repeated, and if the Owner has not provided the Board written notice of intent to comply, a second notice will be sent notifying the Owner that serious action will be taken if the violation is not cleared immediately.
5. If, after another 21 days, a third written complaint is received, or if the violation is not yet cleared or is repeated, a Rules Enforcement Fee of \$25 per day, or per occurrence, may be levied against the Owner until the violation is cleared. Once the Rules Enforcement Fee reaches \$250 and is unpaid, a lien and/or lawsuit may be filed against the unit of the Owner who is in violation. The Owner of this unit will then be responsible for the costs of filing the lien and/or any legal or other related costs.
6. This resolution is subordinate to the Condominium Documents. If any part of this resolution is found to conflict with the Documents, the Condominium Documents will govern.
7. Per Article VI, Section 10 of the bylaws, this resolution may be amended by the Board of Directors. The resolution may also be revoked at any time by the affirmative vote of a majority of the Owners.

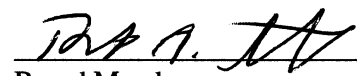
Appeal Process Any Owner receiving a Rules Violation Notice who believes no violation occurred, may submit a written explanation to the Board of Directors. The owner will be given an opportunity for a hearing and no enforcement fee will be imposed until after the hearing, if it is determined that the Owner is in violation.

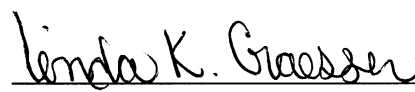
Recorded in the Book of Minutes: 3/13, 2001


Signed: MARCH 13, 2001

  
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President - Board of Directors

  
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Board Member

  
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