

WOODBRIIDGE STATION HOMEOWNERS ASSOCIATION, INC.

Resolution of the Board of Directors

Rules & Regulations: Fines & Penalties for Non-Compliance

(Revised May 1, 2007)

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Woodbridge Station Homeowners Association, Inc. as recorded on October 23, 1995 empowers the Board of Directors for the Woodbridge Station Homeowners Association, Inc. to adopt rules and regulations per Article 8, Section 8.16 and whereas Article 8, Section 8.17 empowers the Board of Directors for the Woodbridge Station Homeowners Association, Inc. to enforce the Declaration and Rules and Regulations by several means, including the levying and collection of fines.

THEREFORE BE IT RESOLVED, that the Executive Board Woodbridge Station Homeowners Association, Inc. has **revised** and adopted the following Rules and Regulations for establishing fines and penalties for not complying with the Covenants of Woodbridge Station Community:

Discovery: Covenant enforcement is conducted using to methods of discovery, reactive and proactive. Reactive enforcement - Once violations to the Declaration of Covenant, Conditions and Restrictions for Woodbridge Station Homeowners Association, Inc. are discovered by a homeowner or board member the violations and their locations (addresses) would need to be conveyed to the management company to verify as an impartial third party who will record the reported and observation dates to use to generate a notice to the violator. Proactive enforcement – A Covenant officer is provided by the management company to drive and/or walk through the community to observe violations to the Covenant documents. As a violation is observed, the Covenant officer will record the type of violation, address and date observed to use when a letter is generated to the violator.

Notice of Violation: Written notice will be given to the suspected violating association member outlining the covenant that is in violation. The notice will have the date of the observed violation and the date mailed. The notice will be sent by pre-paid first class mail and will be sent to the most recent known address of the association member in violation or personally delivered to that address. A representative of the association governing body or the association manager and/or his agents will sign the notice. The proposed penalty for non-compliance to the covenant will be reflected on the notice also. The notice will be sent or given at least fifteen (15) days before the effective date of the penalty. Should the violation be corrected before the penalty date, no penalty will be assessed.

Right to Appeal: Should the association member (homeowner) believe that there is no violation present on their property or a special circumstance exists and/or that the association board is incorrect, the association member has the right to appeal. The appeal of the alleged violation must be made, in writing, and submitted within seven (7) days from the postmarked date of mailing of the original violation notice. The appeal should include any information or supporting evidence needed to bring clarity to the issue. The association board of directors may want to retract their actions at that time the appeal is given to the board and notify the association member of the action or will schedule a date to hear the appeal. No fines will accrue while awaiting a hearing.

Second Notice: If the member has not responded in writing or corrected the violation within seven (7) days of the date of the notice, another notice (Second Notice) including at least the same information as the original notice will be mailed or delivered to the association member/violator. The fine assessed to the type of violation will start to accrue after fifteen (15) days from the date of the first notice.

State of Colorado)

) ss

County of Adams)

The forgoing instrument was acknowledged before me this 1st day of MAY, 2007,

RANDAL SMITH, Joe Plesha, ALLEN BRADLEY
EUGENE AHLSWEDE

the board of directors of Woodbridge Station Homeowners Association, Inc., a Colorado non-profit corporation.

My Commission Expires: 12/8/09 Notary Public Fred Harris



My Commission Expires 12/08/2009