



**Rules and Regulations Compliance
Procedure Administration
Resolution #2017-2**

Origination Date: April 1, 2012, and January 13, 2012

Amended: November 22, 2021

WHEREAS, Article IV, Section 1 of the By-Laws governing Legacy at Odessa National Southerness Maintenance Corporation provides for a Board of Directors which shall manage the business, operations and affairs of the property, and

WHEREAS, Article VI, Section 1 of the Legacy at Odessa National Southerness Maintenance Corporation By-Laws gives the Board of Directors power to adopt and publish rules and regulations governing the use of their common properties and facilities and personal conduct of the members and their guests and to establish penalties for infractions and delinquent assessments;

WHEREAS, the Board has adopted and expects to continue to adopt or amend rules and regulations pursuant to the provisions of its legal documents; and

WHEREAS, the Board has determined that more specific procedures should be outlined to enforce Maintenance Corporation rules and regulations.

BE IT THEREFORE RESOLVED that effective April 1, 2012, January 13, 2017 and amended on November 22, 2021 these procedures shall be followed:

1. Management must receive a complaint regarding a rules and regulations violation in writing. The writer complaint must be signed and provide adequate information regarding the date, time, and location as well as the nature of the violation in order for Management to take action. Whenever possible, confidentiality shall be maintained. Additionally, violations, which are observed by a Management Corporation representative, shall also be processed as a violation.
2. When a violation is noted, a warning letter shall be sent to the Owner via certified mail, return receipt requested, describing the violation and requesting correction of the violation within thirty (30) days from the date of the letter, if appropriate. Certain violations shall require immediate action to correct. A copy of this Compliance Procedure Resolution shall be included.

During the thirty (30) day period, the Owner shall have the right to appeal the determination of violation to the Board of Directors by letter sent via certified mail, return receipt requested to the attention of the management corporation.

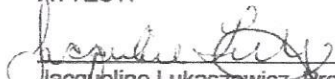


3. Should the violation not be corrected within said thirty (30) day period and no appeal having been submitted, the fee schedule outlined in Resolution 2018-02 will be implemented based on the type of infraction, the fine shall double for each of the ensuing five (5) months until a total of \$775.00 shall be due. The aforementioned fine(s) shall constitute an assessment which shall be collectible in the same manner as provided for the collection of all other assessments. Accordingly, all legal fees, interest, court costs, and other fees incurred.

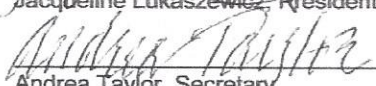
4. Any decision of the Board following a violation hearing shall be final.

Duly adopted by the Board of Directors on January 13, 2017.

ATTEST:



Jacqueline Lukaszewicz, President



Andrea Taylor, Secretary

11/22/2021

Date

11/22/21

Date