

RESOLUTION 2023-1  
(Effective: November 27, 2023)

Pursuant to its Declaration and Bylaws, Huttenbauer Farms Owners Association,, Inc., hereby adopts the following Resolution 2023-1 pertaining to fine policy. This updates and supersedes the fine policy that was adopted July 1, 2010 and ratified in Resolution 2012-1.

Whereas, the Board of Trustees have power to adopt rules, regulations and fines, and:

Whereas, the Board has determined that it is in the best interest of the Association to adopt the following fine policy.

Now therefore, the Board hereby adopts the following Resolution 2023-1 fine policy.

**FINE POLICY:**

- **Political and Business Signs:** Political signs and signs promoting businesses (typically placed when working on your house) ARE NOT PERMITTED. If the business places the sign when they are working, it must be removed as soon as they complete their work. Should a political or business sign remain in the yard, there is a fine of \$50 incurred when the sign is placed (or the work is done for business signs) and \$50 for each subsequent week. For example, if a political or business sign is placed and remains for 18 days, the total fine is \$150. A fine letter when the sign is placed and each subsequent week that the sign remains. There is no warning letter. Signs for children's accomplishments or school events (graduation, plays, etc.) are permitted for a maximum of two weeks.
- **Appearance, repair and maintenance:** Refer to Resolution 2012-1 for the rules and guidelines. Towne Properties will send a letter indicating the specific violation, a reasonable timeline for correction and the fine for non-compliance. The timeline will be between 1-6 weeks and the fine will be UP TO (depending on the violation) \$100 or the cost to remedy the issue, whichever is greater. If the homeowner needs clarification of the issue, an extension of time or would like a hearing with the board, they should contact the HOA manager promptly. If the violation is not corrected within the stated or extended timeline, the fine will be incurred. A second letter will go out with the fine amount and instructions how to pay. The homeowner will then be given the same timeline to correct the violation a second time with a fine again incurred at the end of the timeline, and so on until the violation is corrected.
- If the problem remains unresolved at year end, the board will instruct the manager to add the cost of the fines to the Homeowner's balance due for annual dues. If the balance is not then paid in full when due, a lien may be assessed on the Homeowners property for the dues, fine amount and / or any outstanding monies owed plus the cost of the lien at the discretion of the Board.
- Fines might have a small administrative fee added.

SO RESOLVED AND CERTIFIED: November 27,2023  
HUTTENBAUER FARMS OWNERS ASSOCIATION, INC. ITS BOARD OF MANAGERS