

RESOLUTION OF THE BOARD OF DIRECTORS
SUNSET LAKES HOMEOWNER ASSOCIATION, INC.
COMPLIANCE ENFORCEMENT AND FINING

The undersigned Board of Directors ("Directors") of the Sunset Lakes Homeowners' Association, Inc., a Florida not for profit corporation, ("Association"), voted to approve, at a duly noticed hearing on February 21, 2022, the following Resolution of the Association that is effective as of March 1, 2022.

WHEREAS, pursuant to Article 5.3 of the Covenants of the Association and the Florida Statutes, the Directors for the Association are authorized to promulgate the enforcement of restrictions by means of levying fines, suspending use and voting rights, and property lien.


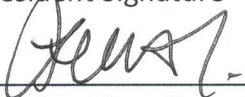



NOW, THEREFORE, BE IT RESOLVED by the Directors of the Association:

1. Owners will receive a first notice of violation (Friendly Reminder Letter) and given 14 or 30 days, depending on the violation, as shown in Exhibit A, from the date of the letter to cure the violation. **Owners may request an extension from the Association management company for extenuating circumstances with a reasonable date for curing the violation.**
2. **Owners are responsible to notify the Association management company in writing (electronic or written communication) with a date and time stamp photo of when the violation was cured to avoid the daily accrual of fines.**
3. Owners who fail to cure the violation after the First Notice will receive a Final Notice and given 14 days from the date of the letter to cure the violation.
4. Owners who fail to cure their violation after receiving a Final Notice will be referred to the Directors, at a duly noticed hearing, for consideration of levying of fines.
5. Owners will then receive a notice 14 days from the date of the letter in advance of a Compliance Committee hearing with an invitation to appear before the Committee. The notice shall include the date, time, and location of the hearing and the maximum amount of fine to be levied against the owner if compliance is not made prior to the hearing.
6. The Compliance Committee shall have the authority to approve or disapprove the fine based on the criteria that the violation does or does not exist at the start of the Compliance Committee hearing. If the committee, by majority vote, does not approve a proposed fine, the proposed fine may not be imposed. The Compliance Committee will prepare hearing minutes for the official records of the Association.
7. Fines will begin to accrue on the postmark date of the Hearing Notice. **Owners are responsible to notify the Association management company in writing**

(electronic or written communication) with a date and time stamp photo of when the violation was cured to avoid the daily accrual of fines.

8. If the proposed fine levied by the board is approved by the Compliance Committee, the fine payment is due 5 days after notice of the approved fine is provided to the owner and, if applicable, to any occupant, licensee, or invitee of the owner. The Association must provide written notice of such fine or suspension by mail or hand delivery to the owner and, if applicable, to any occupant, licensee, or invitee of the owner.
9. A fine that has reached \$1,000.00 may result in a lien on the Parcel.
10. The fines described in this Resolution are not the Association's exclusive remedy, and the Association expressly reserves the right to enforce violations of its governing documents in any other manner permitted at law or in equity.

We hereby certify that the undersigned represent all of the Directors of the Association and is being executed in accordance with the Florida Statutes and the terms of the Association's Governing Documents.

 _____ President Signature	<u>Ronald B Davis</u> Print Name	<u>2/25/2022</u> Date
 _____ Vice President Signature	<u>Lee TIBBITTS</u> Print Name	<u>2/28/2022</u> Date
 _____ Secretary Signature	<u>David Diamond</u> Print Name	<u>2-28-22</u> Date
 _____ Treasurer Signature	<u>Julie K. Song</u> Print Name	<u>2-26-2022</u> Date
 _____ Director Signature	<u>Matthew T. Zoulin</u> Print Name	<u>28 Feb 22</u> Date

Compliance Violation Curing Times

Board Approved on March 21, 2022

Animals	
14	Aggressive Animal
14	Animals - Breeding
14	Dog Breed - Prohibited
14	Dog House - Unauthorized
14	Excessive Barking or Noise
14	Pet - Nuisance
Architectural Control	
14	Architectural Control Violation
Home Exterior	
14	Decorations
30	Driveway - Clean Stains
30	Driveway - Pressure Wash
30	Driveway - Weeds
30	Driveway and Sidewalk - Cleaning
30	Exterior Maintenance
30	Fascia - Cleaning / Maintenance
30	Fence - Damaged
30	Fence - Paint
30	Fence - Stained
30	Garage Door - Damaged
30	Garage Door Needs Painting
30	Gutters
14	House Numbers - Missing
30	Pressure Washing
30	Pressure Washing Curbs
30	Pressure Washing Home
30	Pressure Washing Sidewalk
30	Property Maintenance
30	Repaint - Home Exterior
30	Roof - Damaged
30	Roof - Dirty
30	Roof Fascia - Dirty
30	Sidewalk - Cleaning
14	Storm Shutters - Unauthorized
Landscaping	
30	Dead Tree Removal
14	Debris
30	Dying Lawn
14	Excessive Weeds
14	Hanging Plants from Window
30	Lawn - Dead Spots
14	Mowing and Edging
30	Sod Replacement

30	Total Yard Maintenance
30	Tree Trimming
14	Trim Shrubs and Hedges
14	Weed - Landscaped Beds
14	Weeds in Driveway
Nuisances	
14	Nuisance
Structures and Equipment on Lot	
14	Items Left Out On Lot
14	Pool - Above Ground
14	Property - Improperly Stored
14	Sign - Unauthorized
14	Trash and Debris
Trash Containers	
14	Improperly Stored Trash Containers
Unauthorized Activity	
14	Commercial Activity
14	Unauthorized Use of Property
Vehicles and Parking	
14	Boat
14	Parking Across Sidewalk
14	Parking on Lawn
14	Recreational Vehicles
14	Trailer