

**TYLER WALK HOMEOWNERS ASSOCIATION
RESOLUTION
RULES ENFORCEMENT PROCEDURES**

WHEREAS, ARTICLE VII, Section 7.01 of the By-Laws creating the Tyler Walk Homeowners Association provides for a Board of Directors and

WHEREAS, SECTION 7.15, Powers and Duties, gives the Board of Directors the power and duty necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Community Facilities and may do or cause to be done all such other lawful acts and things as are now by law and by these By-Laws directed or required to be done by members of the Association, and


WHEREAS, SECTION 7.15, gives the Board the power, whether by suit or otherwise, to abate nuisance and enforced observance of the rules and regulations related to the Property, in injunction or such other legal action or means as the Board of Directors may deem necessary to appropriate, and

WHEREAS, the Board has adopted and expects to continue to adopt reasonable rules and regulations pursuant to the provisions of the By-Laws, and

BE IT THEREFORE RESOLVED that the following procedures apply:

1. The Board has previously adopted and amended rules and regulations for the Association. Copies of those rules were distributed to the current unit owners at the time rules were adopted or amended.
2. Copies of future rules and regulations adopted or amended shall be provided to unit owners by the Board.
3. The Declaration contains certain Use Restrictions and Architectural Guidelines which also are to be enforced by the Board.
4. A violation of the rules, regulations, or restrictions will only be considered upon receipt of a signed, written complaint. The written complaint should name the violator and outline the facts in detail. This complaint should be sent to Management. Violations which are observed first-hand by an Association representative can be processed as a complaint.
5. Management will first attempt to address the matter on a confidential basis with a letter to the offending party. The letter will specify the nature of the violation, request correction within a specified period of time (where appropriate), and notify them of the right to a hearing regarding the complaint. The owner will be advised that if the violation is not corrected or if a second violation occurs, a fine will be imposed. A copy of this Resolution will be included with the letter.

6. If the violation has not been corrected within the specified time, or a second occurrence of the same violation occurs, a second letter will be sent to the violator advising that a rules violation fine assessment of at least \$50.00 has been levied, subject to a hearing with the Board, if requested in writing within 10 days' receipt of notification of the rules violation fine .
7. The Board reserves the right to assess a larger initial rules violation fine depending upon the severity of the infraction. A continuing per day or per month fine may be assessed by the Board for certain continuing violations.
8. The violation fine will be added to the homeowner's fee coupon billing and therefore subject to collection as a delinquency or unpaid association fee.
9. Any costs incurred by the Board, including but not limited to attorney's fees, in enforcing its rules or covenants will become the responsibility of the homeowner responsible for the violation.
10. The Board has the right to enforce, by any procedure of law or equity, all rules, regulations, restrictions or covenants contained in the governing documents or that it establishes within its power as provided by those documents.
11. The decision of the Board following an appeal hearing shall be final.
12. Owners who lease their unit are responsible for their tenants' actions and any resulting fines.


President

Dated: 6/17/95


Secretary

Dated: 6/21/95

Approved: 6/21/95
Distributed to Owners: 8/18/95