

RESOLUTION OF THE BOARD OF DIRECTORS
OF HARBORVIEW HOMES ASSOCIATION

Covenant Enforcement

WHEREAS, the Declaration of Restrictions for Harborview Homes Association, as amended from time to time (hereafter, "Declaration"), grants the Board of Directors of Harborview Homes Association ("Association") with the power to enforce all covenants, restrictions, and easements contained in the Declaration; and

WHEREAS, the Board of Directors desires to promote the health, safety, and general welfare of all residents within the Association and to enhance and protect the value, desirability, and attractiveness of all property within the community known as Harborview by adopting guidelines and procedures to address concerns and complaints about the enforcement of the Declaration and its covenants, restrictions, and easements.

LET IT BE RE SOLVED that the following covenant enforcement procedures will be followed:

- A. Effective Date. These rules and procedures shall become effective 30 days after adoption.
- B. Complaints. The Board of Directors will investigate all Declaration violations that are reported to the Board of Directors (or the Association's property manager) in writing and signed by the complainant within 30 days after those complaints are sent to the Board. Inquiries or complaints which, in the opinion of the Board, lack sufficient detail may be returned without further investigation. The Board may investigate inquiries about violations from Board Members.
- C. Notification to Owners. In the event the Board of Directors finds reasonable evidence that a violation has occurred, the following schedule of notification to the Owner will commence as follows:
 - 1). A first and friendly letter will be sent to the Owner detailing the violation and provide a time frame in which the violation will need to be resolved.
 - 2). If the violation is not resolved, a second letter will be sent to the Owner detailing the violation and provide a new time frame with which to resolve the violation.
 - 3). If the violation is still not resolved, a Notice of Legal Action will be sent detailing the violation and providing a final time line with which to resolve the violation.
 - 4). If the violation is not resolved by the 3rd letter, an attorney may be contacted and all subsequent charges resulting from attorney involvement, and any other legal

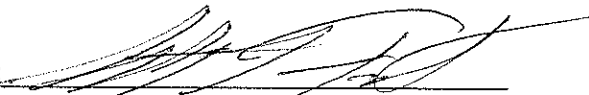
fees, will be charged back to the Owner, or direct intervention by the Home Owners Association may take place.

- D. Hearings. Within 14 days of the notice, the owner may request a hearing with the Board of Directors to appeal the notice of violation. Once an appeal is received, the Board shall hold an appeal meeting within 30 days to review the appeal. If the appeal meeting does not take place within 30 days, the matter is considered dropped. The Board's decision on the appeal is final. All notices of appeal must be in writing.
- E. Repeat Violations. When a violation has been shown to be resolved the violation is closed out. However, if a subsequent violation of the same nature or intent is observed outside the specific time line given to comply with the Restrictions, the closed violation may be re-opened and the next letter in the series will be issued.
- F. Unresolved Violations. Following notice of a violation for which no hearing is requested or, alternatively, after an appeal meeting, the Board may:
 - a. Pursue all rights of action available at law or in equity, including, but not limited to, the remedy of injunctive relief and obtaining a monetary judgment for all costs and expenses, including reasonable attorney fees and damages.

This Resolution supersedes and replaces all prior Resolutions relating to covenant enforcement.

Adopted by the Board of Directors this 24th day of October, 2018.

HARBORVIEW HOMES ASSOCIATION

By: 

Printed Name: Scott Foster

President – Board of Directors

By: 

Printed Name: Ric Mueller

Secretary – Board of Directors