

**Administrative Resolution
Crooked Tree Estates Covenant Enforcement Policy
2020.5.12**

WHEREAS, The Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Crooked Tree Estates Home Owners Association ("Declaration") states the standards of Architectural Control in Article V and the Use Restrictions and Maintenance in Article VI.

The Board of Trustees ("Board") of Crooked Tree Estate Home Owners Association ("Association") hereby adopts the following policy for enforcing this covenant:

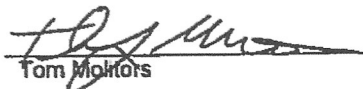
- 1.0 Any resident who does not meet the standards of architectural control, does not follow the approval process and installs any new construction or repair in violation of the CTE HOA standards, or does not meet the use restrictions and maintenance standards will be notified of the violation in writing by personal delivery or individual delivery. Delivery may be by one of the following methods:
 - 1.1 First-class mail, postage prepaid, registered or certified mail, express mail, or overnight delivery by an express service carrier. The document shall be addressed to the recipient at the address last shown on the books of the association, or
 - 1.2 E-mail, facsimile, or other electronic means, if the recipient has consented, in writing, to that method of delivery. The consent may be revoked, in writing, by the recipient.
- 2.0 The violation notice will give the homeowner 90 days to resolve the deviation to the covenants and/or CTE standard, or else they may be fined up to \$200. The notice will provide that the homeowner has the right to a hearing before the Board to contest the proposed fine, provided they deliver a written notice to the Board not later than the tenth (10th) day after receiving the Notice. Failure to timely request a hearing is a waiver of the right to the hearing and the Board may immediately impose the fine. If the homeowner requests a hearing, the Board shall provide the homeowner with notice of the date, time, and location of the hearing at least seven (7) days prior to the hearing.
- 3.0 Upon completion of a hearing, the resident must be notified of the decision by personal delivery or individual delivery within 30 days of the hearing.
- 4.0 If the homeowner does not resolve the deviation to the covenants and/or CTE standard, the Board may take additional legal action. The resident may be sued to cover all legal costs.

Approved by the board on 5.12.20

Trustees:


Shawn Hopkins


Alex Vasheljan


Tom Molitors