

**Deer Lake Run Homeowners Association**  
**BOARD RESOLUTION**

**ADOPTION OF COVENANT COMPLIANCE RULES & FINING PROCEDURE.**

While it is not the desire or the intention of the Board of Directors to bring action against any homeowner, it is the Board's fiduciary responsibility to ensure the Declarations of Conditions, Covenants and Restrictions are upheld and property values are maintained for the benefit of all homeowners.

Therefore, pursuant to Article XII, Section of the Declaration, and Article VI, Section 1 (d) and Article IX, Section 6 of the Bylaws and Florida Statute 720, Section 305, it is hereby resolved by the Board of Directors of the Association at a duly held meeting of the Board on the 24 day of August, 2020 that the Board of Directors has adopted a resolution to replace covenant enforcement rules adopted July 20, 2016.

**This policy will go into effect September 1, 2020**

The Board of Directors hereby directs the management company to enforce covenant violations using the following policy.

Failure to comply with any written request to cure a covenant violation included in the Architectural Guidelines or Article VI General Restrictions Use and Occupancy of the Declarations and any other Rules adopted by the Board will carry a \$100.00 per day fine up to a maximum of \$1,000.00 and will result in a lien on the property once the fine reaches \$1,000.00. The Association will have the full authority to initiate lien foreclosure action on any home if the fine is not paid within 90 days of notice of a fine being levied. The fine will be applied to the homeowners account as a special assessment.

**All fines require a voted by a majority vote by the Board of Directors.**

The Board of Directors agrees to the following enforcement procedures of the Covenants, Conditions and Restrictions of the Association and hereby authorizes the management company to follow the policy listed below:

First Notice of violation is a "Friendly Reminder" letter – 30 days to comply.

Second Notice of violation is a "Second Notice" letter indicating potential fines – 14 days to comply.

Final Notice of violation is a "Final Notice" letter that will be issued with a "notice of intent to fine" letter including a Board of Directors meeting date at which a fine will be considered by the Board of Directors.

**Non-Compliance**

Should the violation continue to exist 14 days after the Final Notice has been mailed, the Board authorizes the management company to proceed with the following actions:

Each step requires Board approval.

1. Refer to the Board of Directors for review and fine assessment.
2. Send notice to homeowner with instructions of how to appeal fines through the Compliance Committee (see below).
3. Refer to Attorney for Demand Letter directing that immediate corrective action be taken to resolve the covenant violation. The associated legal fees and cost will be placed on the homeowners account as a special assessment.
4. Schedule for Mediation as requested by the Association law firm.
5. Approve Association Attorney to initiate legal suit with homeowner.

The Compliance Committee will serve as an appeal process for fines levied by the Board of Directors. The Compliance Committee will consist of a minimum of three and no more than five volunteer homeowners that do not presently serve on the Board of Directors. The Homeowner will have the right and opportunity to appear before the Compliance Committee to discuss any violations and appeal fines levied by the Board of Directors. If the committee, by majority vote, does not approve a proposed fine or suspension, the proposed fine or suspension will not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board.

*This Resolution has been approved by a majority vote of the Association's Board of Directors. Said vote being 6 Directors in favor and, 0 Directors against said action.*

*Directors present: Ray Trueblood, Matt Fewless, Les McCoy, Kevin Easter, Clint Comes and Andrew Void.*

*Director absent: Charlotte White*

**This Resolution was adopted by the Board of Directors on the 24 day of August, 2020.**

**DEER LAKE RUN HOMEOWNERS ASSOCIATION, INC.**

**Attested to by:**

**President: C. Ray Trueblood**

**Secretary: Kevin Easter**

Signature 

Signature 