

ORCHARD MEADOWS HOMEOWNERS ASSOCIATION, INC.
RESOLUTION REGARDING COVENANT ENFORCEMENT

WHEREAS, The Board of Directors of Orchard Meadows Homeowners Association, Inc. is empowered to govern the affairs of the Association pursuant to Article VII, section 1 of the Bylaws;

WHEREAS, There is a need to adopt a specific policy on Covenant Enforcement;

WHEREAS, It is the intent that this rule shall be applicable to all members of the Association and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors;

NOW, THEREFORE, Be it resolved that the following rules on Covenant Enforcement are hereby adopted by the Board of Directors:

Filing a Complaint:

1. All complaints pertaining to infractions of the Governing Documents, including Rules and Regulations, must be in writing addressed to the Board through the Managing Agent.
2. The complaint must state the following:
 - a. Name or identity of individual(s) committing the infraction;
 - b. The Unit number with whom the individual is associated and some description of the nature of the relationship, i.e. Visitor, Owner, Resident, Tenant, etc., if known;
 - c. The date, time and place of the infraction;
 - d. The nature of the violation
 - e. The name, Association address, and telephone number of the person making the complaint;

Action Upon Receipt of Complaint:

3. Issue a "Violation Letter" containing:
 - f. Notice of the alleged violation;
 - g. Consequences if the violation is not corrected;
 - h. The action required to end the violation;
 - i. A time in which to correct the violation;
 - j. The nature of the violation;
4. If violation does not end, and no contact is made regarding an intent to correct the violation in a timely manner, issue a "Notice of Hearing" containing:
 - k. Notice that the violation has not been corrected;
 - l. Notice informing the owner of the right to have a hearing before the Board of Directors;
 - m. A date to respond by (in writing) to appeal and be scheduled for a hearing;
 - n. Notice of presumptive fine;

