

**RESOLUTION OF  
THE BOARD OF DIRECTORS OF  
SUAMERFIELD CIVIC ASSOCIATION**

The following Resolution is adopted this 13 day of OCTOBER 1997, by the Board of Directors of Summerfield Civic Association (the "Association").

**RECITALS**

WHEREAS, the Association has the authority pursuant to Paragraph 2.3.1 of the Conditions and Restrictions to assess and collect assessments and charges against the Proprietary Members.

WHEREAS, Paragraph 1.11 of the Restated 'Declaration of Conditions and Restrictions ("Restated Declaration") and Paragraph 4.8 of the By-laws provides that the Board of Directors has authority to adopt rules and regulations.

WHEREAS, pursuant to Paragraph 2.3.8 and 4.2 of the Restated Declaration, the Board of Directors has authority to enforce the Restated Declaration, By-laws and any rules and regulations promulgated there under.

WHEREAS; the Board acknowledges that certain violations of the Restated Declaration, the By-laws and rules and regulations of the Association may not be resolved by written notice from the Association, and that certain violations may, or may not warrant formal legal action.

WHEREAS, the Board anticipates, that violations may vary widely in their seriousness and their effect on the Association and other owners, so that it would be difficult to establish a single fine for all violations, and that it would be equitable to leave the amount of any fine levied pursuant to this policy to the discretion of the Board of Directors after hearing all the facts and circumstances surrounding the violation.

**NOW, THEREFORE IT IS HEREBY RESOLVED**, that the Board shall have the authority to levy fines in an amount not exceeding Fifty Dollars and. No/100 (\$50.00) per violation per day for violations of the Association's Restated Declaration, By laws and rules and regulations, with the exact amount of each fine to depend upon the facts and circumstances surrounding the violation; and

**IT IS FURTHER RESOLVED**, that the Board shall levy no fine until written notice of the violation has been given to the offending owner, and until such person has had an opportunity to be heard before the Board of Directors or any committee that the Board may appoint from time to time for such purpose,

which opportunity shall be taken, if at all, within thirty (30) days from the Board's notice; and

**IT IS FURTHER RESOLVED**, that all fines levied pursuant to this policy shall be deemed assessments payable solely by the person against whom such fines are assessed and, unless timely paid, shall become a part of any lien that may be filed by the Association against the unit of the offending owner; and

**IT IS FURTHER RESOLVED**, that fines may be levied by the board of Directors with respect to all future violations and all existing, current or continuing violations of the Restated Declaration, By laws or rules and regulations of the Association

**IN WITNESS WHEREOF**, the undersigned Secretary hereby certifies that the above-referenced Resolution was duly adopted by the Association's Board of Directors.

**SUMMERFIELDFIELD CIVIC ASSOCIATION**

By

  
Secretary<sup>2</sup>