

Emerald Valley West HOA PUD

POLICY RESOLUTION NUMBER 1

Relating to a Graduated Fine Schedule for Non-compliance of HOA Rules

WHEREAS, Section 4.2 of the Bylaws of Emerald Valley West HOA PUD (“Bylaws”) assigns the Board of Directors (“Board”) all powers and duties necessary for the administration of the affairs of Homeowners Association (“Association”) and states that the board may do all such acts and things, except those matter that the Board is prohibited from doing by law or the governing documents;

WHEREAS, Section 4.3 of the Bylaws provides that the directors shall exercise their power and duties in good faith and in best interest of the Association and its members;

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

WHEREAS, the Board has determined that it is in the best interests of the Association and the Association’s members to adopt a *Graduated Fine Schedule for Non-compliance of HOA Rules*.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts a *Fine Schedule for Non-compliance of HOA Rules*, as a guide to the relationship between the association and its members.

THE RESOLUTION PASSED AND IS ADOPTED on this 29th day of June, 2021 by a unanimous vote of the Board of Directors of *Emerald Valley West Homeowners Association*.

Lori Eichelberger, President

Kirk Garner, Vice President
Daniel Mill, Treasurer
Marney Weatherly, Secretary

Signed and dated by the President and Secretary of the Board of Directors of *Emerald Valley West Homeowners Association* on this 29th Day of June, 2021.



Lori Eichelberger, President

Dated 6/29, 2021



Marney Weatherly, Secretary

Dated 6/29, 2021

Resolution effective date: June 29th, 2021.

Article 7.8 Fines

Graduated Fine Schedule

First Offense: Warning letter sent to resident regarding infraction. Letter will be time sensitive allowing from 1 day to 30 days for compliance before fines commence depending on the nature and urgency of the infraction.

Second Offense: \$25/day

Third Offense: \$50/day

Fourth Offense: \$100/day

Maximum Accumulated Fine: \$1000/infraction

Due Process: Residents can request a hearing, via writing, to be heard by the board. At the time of the hearing the board will take notes but not dispute claims by residents. Residents will be notified in writing as to the board's decision on the matter.