

Towne Meadows HOA RESOLUTION

Towne Meadows HOA Philosophy of Enforcement

WHEREAS, on Monday, October 20, 2003 at the regular monthly Board Meeting of Towne Meadows Homeowners Association Board of Directors, held at 7:00pm; and

WHEREAS, **Article 2.1, section i** and **Article 12.1** of the **Declaration of Covenants, Conditions and Restrictions for Towne Meadows** establishes the power of the Board of Directors to enforce standards of maintenance for all Lots; and

WHEREAS, **Article 2.3** the **Declaration of Covenants, Conditions and Restrictions for Towne Meadows** establishes the power of the Board of Directors to adopt, amend and revoke rules and regulations for each Lot; and

WHEREAS, **Article 3.11, section 3** of the **Bylaws** of Towne Meadows Homeowners Association empowers the Board of Directors to enforce by legal means the provisions of the Declaration; and

WHEREAS, the Board of Directors feels that administration and management of the Association would be enhanced through consistent, comprehensive and reasonable enforcement of Association documents; and

NOW THEREFORE BE IT RESOLVED THAT the Board shall adopt a “**Towne Meadows HOA Philosophy of Enforcement**”; and

BE IT FURTHER RESOLVED THAT the board shall retain the right to amend or repeal this resolution; and

BE IT FURTHER RESOLVED THAT the “**Towne Meadows HOA Philosophy of Enforcement**”; shall include, but not necessarily be limited to, the following:

- Regular, comprehensive, competent inspections as permitted by law of each individually owned lot and all common areas included in Towne Meadows,
- Consistent enforcement of violations, including official notification as deemed appropriate by law to individual homeowners and/or residents therein,

continued on next page

continued from previous page

- Courteous, timely, and professional communication with homeowners and residents to ensure they understand their duties and responsibilities with regard to property maintenance, compliance, expectations, and procedures for paying and/or contesting violations, fines, or penalties,
- An opportunity to request a hearing with the Board of Directors to appeal violations, fines or late fees,
- Actions, procedures, and deportment helpful to Towne Meadows homeowners and residents to reinforce Towne Meadows HOA Mission Statement so as to instill pride of ownership and voluntary compliance to all established rules.

Executed this 20th day of October, 2003.

By:

Randolph P. Gault, Secretary