

SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC.

BOARD RESOLUTION REGARDING FINING

The following Board Resolution regarding Fining is adopted by the Board of Directors of Sweetwater Ridge Townhomes Owners Association, Inc. ("the Association") at a duly noticed meeting of the Board of Directors on the below noted date.

RECITALS:

WHEREAS, Section 12.4 of the Declaration, states that "The Association shall establish a written fine procedure policy that the Association shall follow before it can impose any fine"; and

WHEREAS, the Association desires to adopt a written fine procedure policy for Sweetwater Ridge Townhomes in order to impose fines for Units non-compliant with the Declaration and/or the Association's Rules and Regulations.

THEREFORE, IT IS RESOLVED THAT:

The following fining procedures and policies shall be implemented by the Association when imposing a fine:

FINING

1. An Owner shall be given written notice of a violation of the Declaration or the Association's Rules and Regulations and a reasonable opportunity to correct it. The written notice shall state that failure to remedy the violation could result in a fine being issued against the Unit.
2. If the Owner fails to correct the violation upon expiration of notice, the Board may, as part of its regularly scheduled and noticed meeting, levy a fine against the violating Unit. The fine shall be for a maximum of \$100.00 per violation per day, but a continuing violation shall not exceed \$5,000.00 in the aggregate per violation.
3. After the fines are levied at the Board Meeting, the Board shall notify the Owner with written notice that a special hearing may be requested within fourteen (14) days of receiving notice before a fining committee to determine whether the issued fine will be imposed against the Unit. If no hearing is requested within fourteen (14) days of the receipt of the notice, the Owner will have been deemed to waive his or her opportunity for a hearing, and the fine will stand and be imposed against the Unit.
4. If a special hearing is requested by the Owner, in order to impose a fine, a fining committee shall approve the fine by a majority vote at the special hearing. The fining committee cannot increase or decrease the amount of the fine, it must either approve or reject the fine in its entirety.

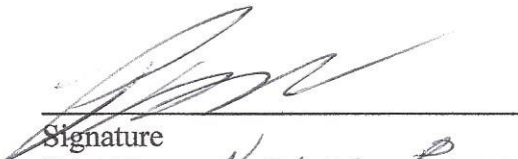
5. The fining committee shall consist of at least three members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.

6. If a special hearing is requested, the Owner shall be given an opportunity to appear and speak at the hearing. The Owner shall also be given an opportunity to present evidence and witnesses as to why the fine should not be imposed.

7. If the committee approves the fine, then it shall notify the Owner in writing and include in the notice that the Owner must pay the fine upon its issuance. Any fines imposed that remain unpaid for thirty (30) days and which total more than \$1,000.00 collectively may be converted into a special assessment through a separately noticed Board Meeting.


This Board Resolution has been approved by a majority vote of the Association's Board of Directors at a properly noticed meeting of the Board of Directors held on _____. Said vote being _____ Directors in favor and _____ Directors against said action.

WITNESSES:

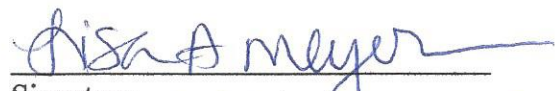


Signature
Print Name: NICHOLAS PAGANO
Date: _____


**SWEETWATER RIDGE
TOWNHOMES OWNERS
ASSOCIATION, INC.**

BY: 
_____, President
Address: _____

Date: _____



Signature
Print Name: Lisa A. Meyer

ATTESTED BY: _____

_____, Secretary
Address: 13312 FOUNTAINBLEAU DR.
Clermont, FL 34711

Date: 10-18-16