

PARKER FALLS HOMEOWNERS ASSOCIATION, INC.
RESOLUTION # 1
Fine Policy

That the following resolution was adopted by the Board of Directors of Parker Falls Homeowners Association, Inc. (hereinafter "Association") as indicated below:

WHEREAS, North Carolina General Statute 47F-3-102(11) authorizes homeowners associations to impose reasonable fines not to exceed one hundred dollars (\$100.00) per day for violations of the Declaration, Bylaws, and Rules and Regulations of the association;

WHEREAS, Article V, Section C of the Declaration of Covenants, Conditions, Conditions, and Restrictions for the Parker Falls South Subdivision (hereinafter "Declaration") provides that the Board may enforce its rules and regulations by establishing a monetary penalty to be imposed for violation of such rules and regulations;

WHEREAS, the Board of Directors has determined that the imposition of fines is a desired method of deterring the violation of the Declaration, Bylaws, and Rules and Regulations of Association, and of recovering the costs incurred by the Association due to said violations;

WHEREAS, the Board of Directors has determined that this Fine Policy is reasonable and consistent with the Declaration, the Articles of Incorporation and the Bylaws of the Association; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Board of Directors has determined that the following procedures shall govern the imposition of fines for the violation of the Declaration, Bylaws, and Rules and Regulations of Association;

1. That the Member involved will be first issued a notice of the alleged violation, warning the owner to repair or remedy the violation within ten (10) days of the warning notice.

2. If said violation remains unrepaired or unremedied, then the Board will issue a Notice of Hearing to the Member, stating that the Board of Directors, or a Fine Committee appointed by said Board, will hold a hearing to determine if the owner is in violation and whether a fine should be issued for said violation, and in what amount.

3. That, after said hearing is held, the Board, or such appointed Committee, shall issue a written decision notifying the Member of the Board's determination as to whether a violation occurred and the amount of said fine to be issued. Said fine shall not be imposed until five (5) days has passed from the Board's written decision. If the Member has remedied said violation within that time, then no fine shall be imposed. If the violation is not remedied, then fines shall continue to be imposed and accrue until the

violation is remedied. If said violation is a recurring violation, then no further hearing need be held, and the Board shall impose a fine for each violation occurring after the initial five day period. That the Member shall notify the Board when the violation is remedied so that the Board can verify the same and discontinue the imposition of the fine.

4. That said fine shall be applied to and shall become part of the assessment imposed against the Lot, and may be collected in the same nature as an assessment in accordance with the provisions of Article VII of the Declaration.

The foregoing Resolution was approved at a meeting of the Board of Directors of the Association on _Date on file___.

**PARKER FALLS HOMEOWNERS
ASSOCIATION, INC.**

By: __John Kindt
Title: __President PFHOA

ATTEST:

Dalton Akkerman Date: __Date on file___
Secretary