



CEDAR LAKE ESTATES HOMEOWNERS ASSOCIATION
Fine Schedule and Procedures

Covenant Enforcement

WHEREAS, the Declaration of Restrictions for Cedar Lake Estates Homes Association, as amended from time to time (hereafter, "Declaration"), grants the Board of Directors of Cedar Lake Estates Homes Association ("Association") with the power to enforce all covenants, restrictions, easements, and changes contained in the Declaration; and

WHEREAS, the Board of Directors desires to promote the health, safety, and general welfare of all residents within the Association and to enhance and protect the value, desirability, and attractiveness of all property within the community known as Cedar Lake Estates by adopting guidelines and procedures to address concerns and complaints about the enforcement of the Declaration and its covenants, restrictions, easements, and changes;

LET IT BE RE SOLVED that the following covenant enforcement procedures will be followed:

1. Effective Date. These rules and procedures shall become effective 30 days after adoption.
2. Complaints. The Board of Directors will investigate all Declaration violations that are reported to the Board of Directors (or the Association's property manager) in writing and signed by the complainant within 30 days after those complaints are sent to the Board. Inquiries or complaints which, in the opinion of the Board, lack sufficient detail may be returned without further investigation. The Board may investigate inquiries about violations from Board Members.
3. Notification to Owners. If the investigation shows the report of violation is accurate, the Board shall give written notice by First Class Mail to the owner setting forth in reasonable detail the nature of such violation or breach and the specific action or actions which shall be taken by the owner to remedy such violation or breach. Any owner who has been advised they are violating a restriction or covenant will cease that activity within 14 days.

Within 14 days of the notice, the owner may request a hearing with the Board of Directors to appeal the notice of violation. Once an appeal is received, the Board shall hold an appeal meeting within 30 days to review the appeal. If the appeal meeting does not take place within 30 days, the matter is considered dropped. The Board's decision on the appeal is final.

4. Fines. If the owner does not request a hearing, or if the Board determines that a violation or breach exists after a hearing, the Board may levy a fine of \$100 per

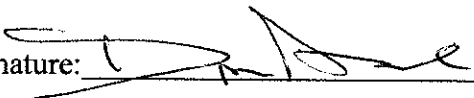
occurrence against the property owner who has violated or breached the Declaration. If the violation or breach is not corrected after the initial fine is assessed or if the violation re-occurs, the Board may levy additional fines as shown:

- a. 1st offense - \$100 fine
 - b. 2nd offense - \$250 fine
 - c. 3rd offense - \$500 fine
 - d. Subsequent offenses - \$200 weekly cash fine until the problem is corrected in the sole discretion of the Association Board.
5. Unresolved Violations. Following notice of a violation for which no hearing is requested or, alternatively, after an appeal meeting, the Board may:
- a. Pursue all rights of action available at law or in equity, including, but not limited to, the remedy of injunctive relief and obtaining a monetary judgment for all costs and expenses, including reasonable attorney fees and damages.

This Resolution supersedes and replaces all prior Resolutions relating to covenant enforcement.


Adopted by the Board of Directors this 8 day of May, 2018.

CEDAR LAKE ESTATES HOMES ASSOCIATION

Signature: 

Printed Name: Dale Ashelford

President – Board of Directors

Signature: 

Printed Name: Michael K. Hotz

Secretary – Board of Directors