

Morningside Heights 5th Addition Brigadoon
Homeowners Association Board
Rules and Regulations
June 29, 2016

Each Homeowner has a substantial investment in their home as well as the state of the entire association. This rule has been created in order to protect that investment and promote the welfare of all homeowners and occupants by ensuring the maintenance of a safe, attractive and pleasant residential neighborhood.

As allowed in the documents governing the association and its operation, this rule has been designed and adopted to clarify, strengthen, and enhance those outlined in the CC&R's. The Board has relied heavily on the precise language of the CC&R's and fair practices to adopt this rule.

The HOA Board of Directors and Property Management representatives will work to enforce this rule, but the participation and cooperation of every homeowner and occupant is essential to our efforts to maintain a beautiful community.

This rule was adopted June 29, 2016, and will be fully active and enforceable as of July 1, 2016.

Section 1: Assessments, Fines, & Financial Enforcement

The following steps will be taken in the enforcement process:

If you are in violation of any covenant you will receive a courtesy notice of the violation in the mail. If the violation is corrected within the time specified in the courtesy notice, the issue will be considered resolved.

If you fail to correct the violation within the time allowed, you will receive a final notice of violation letter via mail with a stated time period to correct the violation. If you fail to correct the violation within the stated time period, you will receive an initial notice of fine.

Repeat/Similar violations will not receive courtesy letters prior to the fine. The schedule of fines is as follows:

- First violation \$100.00
- Second similar violation \$200.00
- Third and subsequent violation \$300.00

If you dispute the fine, you will have seven (7) days in which to request a hearing. If you fail to do so, your right to dispute the fine will be deemed waived and the fine will be final and the next level of fine will be imposed along with a time period to correct the violation. Additional fines shall be levied until the violation is corrected. If you request a hearing, the violation and fine will be determined at a hearing of Board representatives, and their decision shall be final. Unpaid fines may be sent to an attorney for collection. Said collection will also result in attorney fees and costs being charged to you.

It is not the intent of the Board to become an enforcement agency submitting fines for every violation. However, it is the intent of the Board to see that the CC&R's along with Rules & Regulations are followed in a reasonable manner.

Summit Properties, Inc (Declarant)

Richard D. [Signature]
Signed

July 1, 2016
Date

President.
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