

Walnut Creek Homeowners Association, Inc.  
C/o EMG Management Services, LLC  
141 Prosperous Place, Suite 21B  
Lexington KY 40509

Whereas the Association has Declarations of Covenants, Conditions, and Restrictions, Articles of Incorporation, and Bylaws (hereinafter "Governing Documents") and,

Whereas the Association is charged with certain responsibilities regarding the general care and welfare of the community and,

Whereas the Board of Directors has the authority to make, alter, amend, or repeal reasonable rules and regulations for the governance of the Association,

Now, Therefore, Be It Resolved That the Association through its Board of Directors will administer said Declaration, Articles, and Bylaws in accordance with the following procedures:

- I. All members of the Association shall be subject to the following financial consequences, or fines, when found in violation of any of the Governing Documents of the Association.
  - a. The Association reviews the community for compliance with the Governing Documents (deed restrictions) approximately once every two (2) weeks. In response, an initial letter shall be delivered by regular U.S. Mail, notifying the member of the violation and of a fine if the violation is not abated by the deadline specified in the letter. A copy of this policy shall be enclosed with this notice.
  - b. A second letter shall be delivered by regular U.S. Mail, notifying the member of the violation, if it has not been abated in response to the first notice, and notifying the member of the violation and that an initial fine has been levied against the member in the amount of \$50.00.
  - c. A final letter shall be delivered by regular U.S. Mail, notifying the member of the violation, if it has not been abated in response to the second notice, and notifying the member of the violation and that an additional fine has been levied against the member in the amount of \$100.00. This final letter shall place the member on notice that an attorney shall be notified and legal action initiated if the violation is not abated by the deadline in the letter. The member shall be responsible for the cost of all legal fees incurred by the Association in its efforts to enforce the Governing Documents.
  - d. In addition to the legal fees, the member shall continue to be fined an additional amount of \$100.00 each time the Association finds the member in violation of the Governing Documents.
- II. The member has the right to request a hearing with the Board of Directors to appeal the violation and the fine or fines.
- III. This resolution shall be binding on all homeowners of the Walnut Creek Homeowners Association, Inc.

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- IV. This resolution may be amended from time to time by the Board of Directors of the Association at a meeting duly called and with a majority of directors constituting seventy-five (75%) of the directors entitled to vote at such a meeting.
- V. Nothing in this resolution shall require the Walnut Creek Homeowners Association, Inc. to take specific actions other than to notify homeowners of the adoption of this policy resolution at their last known mailing address.

IN WITNESS WHEREOF, the undersigned Board of Directors have executed this resolution the 30 day of April, in the year 2012.

President: 

Printed Name: Ryan Peters

Secretary: 

Printed Name: Kristyn A. Kay

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