



List of Amendments Passed in 2008 Homeowners Association Meeting

- **Amendment One (Major Fines):**
 - Ratify the action of the Board of Directors, through the rule making power granted to it under the Association By Laws, to levy a \$50 per month fine for Owners that violate “major” issues. A letter would be sent to homeowners, first class mail to their unit address, alerting them of the violation, in which case they would have 15 days to contact the board and present any objections to the levy in which case the board would then conduct a hearing on the objections at the next board meeting. “Major” issues would be determined at the discretion of the board, would include things such as: use of an unapproved fence, no landscaping installed within 180 days of move in date, etc.

- **Amendment Two (Minor Fines):**
 - Ratify the action of the Board of Directors, through the rule making power granted to it under the Association By Laws, to levy a \$25 per month fine for Owners that violate “minor” issues. A letter would be sent to Owners, first class mail to their unit address, alerting them of the violation, in which case they would have 15 days to contact the board and present any objections to the levy in which case the board would then conduct a hearing on the objections at the next board meeting. “Minor” issues would be determined at the discretion of the board but, be a violation that is easily remedied by a homeowner such as: minor blight issues (trash can in front on house, improper trash storage in common areas), unkempt areas in sight, non-mowing of lots, late payment of assessments, etc.

- **Amendment Three (Fence Rule):**
 - As required by by-laws, fences need to have association board approval prior to installation. This Proposal #3 would ratify the action of the Board of Directors, through the rule making power granted to it under the Association By Laws to include in the definition of an acceptable fence a decorative metal fence, (bronze, black, copper, silver or similar in color) 42” - 54” high. Chain link fences are not acceptable.