

BRISTLECONE PINES COMMUNITY ASSOCIATION INC.

Enforcement Policy Resolution

The Board of Directors of the Association is charged with the responsibility to enforce and to assure adherence and compliance with the Declaration of Covenants, Conditions and Restriction, any amendments or rules and regulations adopted by the Board pursuant to Article IV, Section 4.3.1 of the By-laws; and

The Board deems it to be in the best interests of the Association to utilize the following guidelines to assist in the enforcement of violations, and further believes it to be in the best interests of the Association to levy fines against owners for uncured or repeated violations.

ENFORCEMENT GUIDELINES

Violations may be identified by the Board of Directors or Property Manager by means of regular drive through inspections. Violations may also be reported by other Owners to the Board of Directors or Property Manager and must be submitted in writing. The Board of Directors or Property Manager will utilize its best efforts to investigate the complaint as soon as possible.

If a violation exists and is deemed to be accurate, by the Board of Directors or Property Manager, written notice will be sent to the Owner detailing the violation. The first notice of the violation will be regarded as a warning and provide the Owner 15 days to cure the violation.

If, after 15 days the violation is not cured, or if it is a repeated violation, a weekly fine of \$250 may be assessed against Owner until violation is cured. After 12 weeks of the repeated violation, the Owner may be assessed a \$5000.00 fine.

In addition to the system of fines established herein, the Board of Directors and Association shall have all other rights and remedies afforded to it under the Declaration of Covenants, Conditions and Restrictions, Bylaws and applicable law, including but not limited to the ability to bring action against the Owner for remedies of violations pursuant to Article 5 of the Declaration of Covenants, Conditions and Restrictions.

President of the Bristlecone Pines Community Association, Inc.