

BRISTLECONE PINES COMMUNITY ASSOCIATION INC.

Violation 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 is found to have occurred or exists, the Board of Directors or Property Manager, will provide written notice via mail and optionally via email to the Owner detailing the violation and if the violation persists request the owner remedy the situation within fifteen (15) days unless otherwise noted in the correspondence.

If the violation is not cured within fifteen (15) days or otherwise by the date specified in the first notice of the violation, a second notice of violation will be mailed and optionally emailed to the Owner indicating the fine amount. If multiple violations occur each can carry an individual fine assessment. Furthermore, each day that a violation exists shall be a new violation subject to fine at the discretion of the Board.

The following is a schedule of the fines that will be imposed for non-compliance with the law, the Declaration, Bylaws, rules, regulations, covenant, conditions or restrictions for violation occurrence/incident

- Warning indicating whether it was an occurrence of a violation (ie. speeding on the Association's streets or a continuing violation (ie. has a sign in the yard not approved by the Board)
- Second offense if occurs again or not cured within timeframe \$1,000 fine
- Each successive offense \$1,000 to a maximum assessment of \$6,000.

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 13 of the Declaration of Covenants, Conditions and Restrictions.

Adopted by the Board of Directors of the Bristlecone Pines Community Association, Inc. on April 8, 2025.