

**Resolution
of
Sand Creek Villas Community Association, Inc.**

Violation Policy

The undersigned being all of the Directors of Sand Creek Villas Community Association, Inc. a Colorado non-profit corporation (the "Association") hereby consents to, vote in favor or, and adopt the following resolution:

WHEREAS, the Board of directors is empowered to govern the affairs of the Association pursuant to Article VII, Section 1(a) of the Bylaws;

WHEREAS, Senate Bill 05-100, approved June 6, 2005, amending the Colorado Common Interest Ownership Act §§3S-33.3-101 et seq, requires the Association to establish a procedure for violation of the governing documents; and

WHEREAS, the Board of Directors, in an effort to comply with this statute, desires to establish a policy pertaining to violation procedures;

IT IS THEREFORE RESOLVED that the policy attached hereto as Exhibit A (hereafter referred to as "The Violation Procedure Policy") shall be adopted and hereby established as the policy of this Association;

IT IS FURTHER RESOLVED that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and

IT IS FURTHER RESOLVED that this policy shall take effect January 1, 2006. EXECUTED this 17th day of February, 2006.

Signature on file

President

Secretary

Treasurer

EXHIBIT A

The Violation Procedure Policy

Notice of Violations: Anyone observing a violation should notify the management company in writing, within a reasonable amount of time. For proper documentation, such notification can be provided by Email or in writing and should include the name, address, time, date, and location of violation. Please include your name, address, and phone number. Information is required to validate the violation. The management company will handle the report confidentially within reason or unless disclosures is legally required to pursue any legal action necessary. The Management Company during periodic drive through of the association also reports violations.

Notification of Violations:

- 1. First Notification:** Notice of violation will be by personal phone call, door tag, or letter sent by mail.
- 2. Second Notification:** If violation is not corrected within 15-45 days of the first notification, a second letter will be sent to the owner of the unit and in the case of a rental unit a letter will also be sent to the resident of the unit. The letter will state the Rules and Regulation, or provision of the Association governing documents that is being violated.
- 3. Hearing Notification:** The Board will state either a time and date for a hearing or state that an owner may request a hearing, and the procedure for making such a request. The Board may conduct the hearing even if the violator fails to appear or refuses to participate.
- 4. Fine Notification:** If after notice and hearing or if no hearing is requested, Any owner, occupant or other person who is found be in violation of the governing documents or any portion thereof, shall be subject to a minimum fine of \$50.00 per violation per day or occurrence. Each incident or each day of a continuing violation shall be considered a separate violation for which an additional fine may be imposed retroactively. In addition, the owner will be liable for the actual cost investigation, legal fees, demand letters and costs of other remedial measures. Owners shall be responsible for the compliance and fines of their tenants, occupants and guests. The Association may suspend voting rights and exercise other rights and remedies, as well as taking legal action, including recovery of costs, expenses and reasonable attorney fees and may file a lien against the unit which may be foreclosed as provided by the Declaration.
- 5. Fines:** Are due and payable within 10 days after the fine was imposed. Fines will be considered delinquent thirty (30) days after the due date. A delinquent fine may result in a lien being filed on the unit for nonpayment and bear interest, late fees, and legal fees. Payment of assessed fines does not relieve the violator from the responsibility of correcting the covenant violation.
- 6. Unsolved violations** may be turned over to the attorney for legal action or for Alternative Dispute Resolution.