

SUNSET GREENS HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS RESOLUTION NUMBER 2005-19
FOR IMPOSING FINES**

Background: The CC&Rs provide numerous references to the enforcement of rules and the ability to impose fines as does Nevada Revised Statutes (NRS116). Except in extreme circumstances, fines shall not be levied until the violator has been given a:

- (1) Friendly Reminder: A letter sent to the owner notifying said person or persons of existing infractions of the CC&Rs, affording the owner an opportunity to rectify the issue;
- (2) Written warning: A letter sent (return receipt requested) notifying the homeowner of an ongoing problem which must be rectified within a 10 day period from receipt of the letter.
- (3) Hearing Notice: A letter sent to the owner requesting his/her appearance at a hearing for failure to correct the violation after receipt of the Friendly Reminder and warning letters. No fine will be assessed prior to a hearing being held.

Extreme circumstances would include safety violations, property damage and personal injury to themselves and/or others. Additional remedies in addition to fines or for non-payment of fines, currently available to the Board per the CC&Rs and NRS116 include suspending owner's voting rights and suspending owner's rights to use recreational amenities.

Recommendation: The 2005 SSGHOA Board of Directors shall adopt this resolution, including a separate schedule of fines for the enforcement of rules pursuant to our CC&Rs. This resolution has been developed to better define the monetary penalties that can be levied against a homeowner for repeated infractions outlined in the CC&Rs.

Therefore: Be it resolved that by adopting this resolution on behalf of the SSGHOA, the Board will provide a more clear and concise understanding of the time requirements and specific fine schedule for the homeowners. This newly adopted policy shall assist the Board in better serving the needs of our community and preserve the wonderful area in which we live. Furthermore, it is intended that this document should be updated as experience and necessity requires.

Motion By: Bill O'Connell

Seconded By: Anna Schaffer

Attested By: _____

The resolution is adopted and made a part of the minutes of the June 1, 2005, Board of Directors meeting.

By: Anna Schaffer
President