

**RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF**  
**CHADDS RIDGE HOMEOWNERS ASSOCIATION, INC.**

**FINING**

**1. General.**

Chadds Ridge is a planned community governed by legal documents designed to maintain a high quality of life, promote harmony and maintain property values in the community. These legal governing documents include the Declaration of Covenants, Restrictions, and Easements for Chadds Ridge, Unit I, as amended, the Declaration of Covenants, Restrictions, and Easements for Chadds Ridge, Phase II, as amended, (collectively referred to as "Declaration") and the By-Laws of Chadds Ridge Homeowners Association, Inc.

The Association's Board of Directors is responsible for enforcing the Declaration and By-Laws. Additionally, in accordance with those documents, the Board of Directors is authorized to assess sanctions for violations of the governing documents pursuant to Article VII, Section 2 of the Declaration for mandatory members. Article VII, Section 2 of the Declaration provide the authority for fining, but no specific schedule or policy of fines. The Board of Directors believes that the vast majority of the homeowners and residents in Chadds Ridge will live together as good neighbors, but that sufficiently clear regulations and sanctions are necessary for the few homeowners or residents who may not respect the community and the covenants, rules and regulations of the community. Accordingly, the Board believes the mandatory members will benefit from a schedule of fines.

Therefore, the Board has adopted the following schedule of fines for violations of the Declaration, By-Laws, or Association rules, regulations or design standards. Except where the Board determines that application of these established fines is not appropriate in a particular instance, any fines assessed by the Board against Association members and/or residents for violations of the community's governing legal documents will be in accordance with the fining schedule set forth below. In accordance with the Declaration and By-Laws, fines may be assessed for each separate instance of a single-event, or non-continuing, violation. However, for continuing violations, such as installing and maintaining an unapproved exterior modification on a lot, each day that the violation continues will constitute a separate violation subject to additional fines. The fines specified below are in addition to any other remedies that are available under the Declaration, By-Laws or Georgia law.

**2. Fining Schedule.**

The following sections identify the schedule of fines which may be assessed for violations of the Declaration or duly adopted rules and regulations of the Association. This schedule attempts to anticipate a variety of possible violations, but it is not practical or possible to identify every possible violation. Therefore, any violation not particularly defined in these sections is subject to such fines as may be established by the Board pursuant to the Declaration.

- (A) **Architectural Control Violations.** All exterior modification require written approval. Failure to obtain written approval will result in sanctions. These include violations of Article II of the Declaration. Completing an exterior modification without the requisite approval may result in per diem sanctions.

**(i) Per Diem Sanctions**

Continuing Architectural Control Violations - \$25.00 per day per violation. For continuing architectural control violations, fines may be assessed on a daily basis for each day that the unauthorized items or modifications remain after removal or corrective action is requested by the Association. These include, but are not limited to:

- making any lot or dwelling modifications or construction without approval of the Board or its designated architectural committee, when required under Article II of the Declaration. This includes unauthorized or unapproved fences, landscape modifications, painting modifications, play structures, sheds, and similar items; and
- varying from any plans, specifications or application for exterior construction or modifications approved by the Association, without obtaining prior Board or committee approval.

**(ii) Single Event/Non-Continuing Architectural Control Violations**

\$50.00 for first instance of a violation, \$100.00 for subsequent instances of the same violation within a 12-month period, and \$500.00 if the violation involves destruction or removal of property which cannot practically be restored (such as removal of mature trees).

**(B) Use Restriction/ Rule Violations.** These include violations of Article IV of the Declaration, or of any rules and regulations established by the Association. When authorized under the Declaration and By-Laws, fines which may be imposed against violators shall not exceed the following:

**(i) Continuing Use Restriction/Rule Violations**

\$25.00 per day per violation. For continuing use restriction violations, fines may be assessed on a daily basis for each day that the unauthorized conduct continues after corrective action is requested by the Association.

**(ii) Single Event/Non-Continuing Use Restriction/Rule Violations**

\$50.00 for first instance of a violation, \$100.00 for subsequent instances of the same violation within a 12-month period.

**(C) Maintenance Violations.** These include violations for failure to conduct general lot matters. These violations will generally be continuing in nature. When authorized under the Declaration and By-Laws, fines which may be imposed against violators shall not exceed the following:

**(i) \$25.00 per day per maintenance violation.** These include, but are not limited to:

- Failure to maintain, repair and/or repaint the dwelling when required or appropriate;
- Failure to regularly mow, edge, weed and maintain lawns and landscaping on lots;
- Failure to prune, trim and/or maintain trees, shrubs and hedges on lots when required or appropriate; and
- Failure to correct any condition on a lot which damages or threatens to damage any other lot or Association common property, including drainage or erosion conditions.

**(D) Other Violations.** When authorized under the Declaration and By-Laws, fines which may be imposed against violators for other violations not addressed above shall not exceed \$25.00 per day for continuing violations, and, for single-event/non-continuing violations, shall not exceed

\$50.00 for the first instance of such violation and \$100.00 for each subsequent instance of such violation within a 12-month period.

The Board shall apply these fines based on the schedule set forth above, unless the Board determines in any particular case that unique or extreme circumstances justify varying from this schedule.

**RESOLVED AND ADOPTED** by the Board of Directors of Chadds Ridge Homeowners Association, Inc., this \_\_\_\_ day of \_\_\_\_\_, 2005.

**CHADDS RIDGE HOMEOWNERS  
ASSOCIATION, INC.**

By: \_\_\_\_\_(Seal)

Attest: \_\_\_\_\_(Seal)

[Corporate Seal]