

**RESOLUTION OF THE BOARD OF DIRECTORS
OF NORTH LAKES HOMEOWNERS ASSOCIATION**

(Architectural Enforcement Policy)

WHEREAS, North Lakes, A Platte County residential neighborhood constituted in the state of Missouri, desires to be a standard of excellence in northland area of Kansas City, and

WHEREAS, the residents of North Lakes seek to protect the beauty and appearance of their neighborhood, maintaining the aesthetic appeal of this charming lake community, by adopting the following policy on authority granted within the Declaration of Restrictions of North Lakes specifying the process to be used in resolving issues of non-compliance with the Restrictions, and

WHEREAS, the Board of Directors of North Lakes Homeowners Association desires to promote and protect community harmony by providing guidelines and procedures to address failures to comply with Declaration of Restrictions, and

WHEREAS, it is the intent of the Board of Directors to establish procedures to assess monetary charges against homeowners for violations and breaches of the Declaration of Restrictions, and

WHEREAS, Section XI of the Declaration of Restrictions states that any owner of a structure found to be non-compliant with the terms of the Section (i.e., failing to meet required building material requirements or maintaining any building in an unsightly or deteriorated condition) may, in the discretion of the Architectural Control Committee, be assessed a fine from \$1 to \$100 per day for every day the violation continues, and

WHEREAS, Section XI of the Declaration of Restrictions grants the Association authority and the power to impose liens upon the property of the violating owner for violation of these duties imposed under the Declarations.

THEREFORE, LET IT BE RESOLVED, that the following procedures will be used when owners violate or breach Section XI the Declaration:

Step 1: The Board of Directors, acting as the Architectural Control Committee, discusses the issue and determines that action is necessary.

Step 2: The Board will notify HACCD (Homes Associations of Country Club District) that a letter shall be sent to the homeowner by first class mail and by certified mail, return receipt requested. This letter (similar to the form attached as Exhibit A) shall identify the issue or violation in question, advising the homeowner of the remedy expected (listing options available, if appropriate), the timeframe to complete the repairs or changes necessary (not more than 30 days), and a response date for advising the management company of what steps will be taken to address the issue.

Step 3: HACCD receives return receipt of the notification letter.

Step 4: If the issue remains unresolved 21 days after the first notification, HACCD will send a second notification (similar to the form attached as Exhibit B) by first class mail and by certified mail, return receipt requested. This notice will advise the homeowner that the following fines will be assessed ten days after receipt of the notice, if the issue is not satisfactorily resolved:

- \$5 per day for the first 30 days that fees are assessed (commencing 10 days after receipt of the second notice.)
- \$10 per day after the first 30 days have elapsed.
- After 60 days of fines have been assessed, the association will file a lien upon the homeowner's property, which will include the costs of filing and recording fees. This lien will be re-issued periodically, with additional filing and recording fees, accruals and interest (5 percent simple annual interest) from the date of the initial fine.

Step 5: If the alleged violator timely challenges the proposed fine, a hearing before the Board shall be held in executive session affording the homeowner a reasonable opportunity to be heard. The hearing shall be scheduled and notice of the time, date (which shall not be less than 10 days from the giving of the notice), the place of the hearing, and an invitation to attend the hearing and produce any statements, evidence, and witnesses shall be sent to the homeowner. Prior to the effectiveness of any sanction hereunder, proof of notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the Officer or Director or delegated Property Manager who delivered such notice. The notice requirement shall be deemed satisfied if the homeowner appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. This sanction shall be deemed complied with if a hearing is held and the homeowner attends and is provided an opportunity to be heard, notwithstanding the fact that the notice requirements herein are not technically followed.

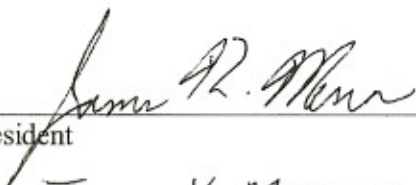
During this meeting, the homeowner may present his reasons for the appeal and the Board will provide a written response and decision within two weeks (fourteen calendar days) of the appeal meeting. Daily fines and accrued interest will continue during this period, subject to waiver if the homeowner's appeal is found to be meritorious.

Step 6: 120 days after the commencement of fines, the association will commence with the filing of legal proceedings if the homeowner has not corrected the violation. The homeowner will be accountable for all accrued fines, fees, interest, and reasonable legal fees.


Other Remedies. Notwithstanding anything to the contrary in this Resolution, the Association, through its Board of Directors, may elect to enforce any provision of the Declaration, or by suit at law or an equity to enjoin any violation without the necessity of compliance with procedures set forth in this Resolution and any such action, to the maximum extent permissible, the owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney fees actually incurred.

Payment. Fines levied pursuant to this Resolution shall be assessed against the homeowner and shall be due and payable together with regular monthly installment or annual assessment next becoming due. Failure to pay the fine will subject the owner to all liabilities set forth in the Homes Association Declaration.

Adopted this 19th day of October, 2006 by the Board of Directors of North Lakes Homeowners Association.



President
James K. Menown
Printed name



Secretary
Lawrence L. Bates
Printed name