

HENDRICKS HILL HOMEOWNERS ASSOCIATION

POLICY RESOLUTION # 2005-01

FINES

WHEREAS, Article 8, Section 8.1(d) of the Amended and Restated Bylaws of Hendricks Hill Homeowners Association grants the Board of Directors the ability to levy reasonable fines for violations of the declaration, bylaws, rules and regulations of the Association;

AND WHEREAS, the Board of Directors wishes to clarify the amount of fines which may be imposed and the procedure for imposing the same.

IT IS HEREBY RESOLVED THAT, such fines shall be levied in accordance with the provisions of this resolution:

1. Fines

The Board of Directors (hereinafter "Board") is authorized to levy fines for violations of the declaration, bylaws, rules and regulations pursuant to the following schedule of amounts, and upon complying with the following procedure.

2. Fine Procedure:

2.1. Informal Notice

The Board or General Manager may notify Lot Owners of violations of the declaration, bylaws, rules and regulations of the Association by Lot Owners, their guests, family or renters informally by telephone, personal contact, or otherwise. The Board views it to be desirable to attempt to resolve such issues quickly and with a minimum of time and expense to the Association and to the Lot Owners. The Board, however, is not required to provide such informal notice and failure to receive such informal notice is not a basis for disputing a fine.

2.2. Formal Notice

The Board shall initiate the formal fine procedure by sending a Notice of Violation and Intent to Fine substantially in the format attached hereto by certified mail, return receipt requested

2.3. Board Hearing

A Lot Owner receiving a Notice of Violation and Intent to Fine shall have thirty (30) days from the date of its receipt to appear before a regularly scheduled meeting of the Board and demonstrate why such fine should not be levied.

2.4. Fine

If the Lot Owner fails to appear at a meeting of the Board within the specified time or fails to demonstrate that such fine should not be levied to the satisfaction of the Board, the Board may levy a fine against the Lot Owner. Such fine shall be treated as an assessment for all purposes in accordance with the Declaration. In the event the Board levies a fine, it shall provide written notice of such action to the affected Lot Owner.

2.5. Continuing violations

The Board shall specify at the time a fine is levied whether the fine is for a continuing violation. A Lot Owner fined for a continuing violation shall be responsible for demonstrating to the Board or its designate that the violation has ceased. Fines for continuing violations shall continue to accrue until the Lot Owner has demonstrated to the Board's satisfaction that the violation has ceased.

3. Schedule of Fines

3.1. Schedule A Fines

The Board may impose a fine of up to three hundred Dollars (\$300) for each violation of the provisions of the declaration, bylaws, rules or regulations of the Association set forth in Schedule A. Continuing violations of these provisions may be assessed additional fines of up to seventy-five Dollars (\$75) per day for as long as the violation continues.

3.2. Schedule B Fines

The Board may levy a fine of up to one hundred Dollars (\$100) for each violation of the provisions of the declaration, bylaws, rules or regulations set forth in Schedule B. In addition, all violations of the declaration, bylaws, rules or regulations of the Association not listed on Schedule A will be considered to be matters subject to Schedule B fines. Continuing violations of Schedule B fines may be assessed additional fines of up to thirty Dollars (\$30) per day for as long as the violation continues.

3.3. *Interest.*

Interest on the unpaid amount of any fine shall accrue at the rate of nine percent (9%) per annum.

3.4 *Continuing Authority*

The Board's ability to impose a fine in no way limits its authority to seek other or additional remedies for violations of the declaration, bylaws, rules or regulations of the Association as provided therein or as provided by state law.

Adopted by the Board on 2nd of December 2005.

Hendricks Hill Homeowners Association

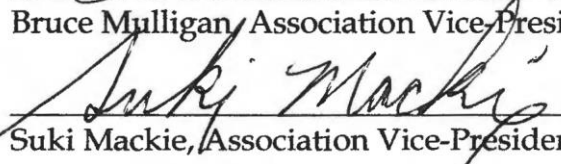
By:



Gena Hutton, Association President

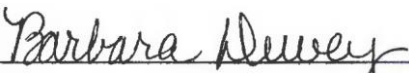


Bruce Mulligan, Association Vice-President



Suki Mackie, Association Vice-President

By:



, Secretary

HENDRICKS HILL HOMEOWNERS ASSOCIATION

FINES POLICY RESOLUTION

SCHEDULE A

Sections of the Amended and Restated Declaration of Covenants and Restrictions for
Hendricks Hill Planned Unit Development, Eugene, Oregon:

6.1 USE AND OCCUPANCY

6.4 LIMITATION ON BUILDINGS

6.7 CONSTRUCTION

6.10 LEASING/RENTALS

6.11 TEMPORARY OCCUPANCY

6.15 RESTRICTIONS ON FURTHER DIMENSIONS

6.17 IMPROVEMENTS AND ALTERATIONS

10.3 [ARCHITECTURAL REVIEW BOARD] APPROVAL REQUIRED

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SCHEDULE B

Sections of the Amended and Restated Declaration of Covenants and Restrictions for Hendricks Hill Planned Unit Development, Eugene, Oregon:

3.5 USE OF COMMON ELEMENTS

6.2 GOVERNMENTAL RESTRICTIONS

6.5 GARAGES

6.6 EXTERIOR COLORS

6.9 SIGNS

6.12 TRAILERS AND TENTS

6.13 ANIMALS AND PETS

6.14 NUISANCES

6.16 PARKING

6.18 WATER AND SEWER SYSTEM

6.19 LIGHTING

6.20 ANTENNAS

6.21 VEHICLES

6.22 BUSINESS ACTIVITIES

6.23 SPEED LIMIT

6.24 OFF ROAD VEHICLES

6.25 BURNING

6.28 DRAINAGE

9.1 OWNER'S DUTY TO MAINTAIN

OTHER VIOLATIONS that are not listed as Schedule A violations.