A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GATES OF LAKE REGION HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, the Board of Directors ("Board") of The Gates of Lake Region Homeowners' Association, Inc. ("The Gates of Lake Region" or "Association"), is obligated and authorized by the Florida Homeowners' Association Act to enforce its governing documents and rules and regulations;

WHEREAS, Section 720.305, Florida Statutes, authorizes The Gates of Lake Region to levy reasonable fines for the failure to comply with the governing documents and rules;

WHEREAS, the Board deems it necessary to clarify the procedure for exercising this authority;

NOW, THEREFORE, be it resolved by the Board at its duly noticed meeting held on May 20, 2026, at which a quorum was present, that the following is hereby adopted:

THE GATES OF LAKE REGION FINE POLICY

1. Levy of Fine. The Board is authorized, at a duly noticed meeting, following such preliminary notices as it deems advisable, to impose reasonable fines in an amount it shall, in its sole discretion, determine for violations of the Governing documents and rules. A fine may not exceed $100 per violation, except that a fine may be levied for each day of a continuing violation, provided that the fine may not exceed $1,000 in the aggregate.

2. Hearing Committee. The Board will, prior to levying a fine, appoint a 3-person Hearing Committee. The board may delegate this appointment authority to one of its officers. Members of the Hearing Committee shall not be officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The Board, or its designee, may remove and appoint members to the Hearing Committee as it deems necessary.

3. Notice of Levy. If the Board votes to levy a fine, it shall provide written notice to the person against whom the fine is levied by mail or email to the designated address the Association's official records. The notice shall describe the violation, list the action necessary to cure the violation (if applicable), specify the amount of the fine and whether it is recurring and list the date, time and location of a hearing to contest the fine, which shall be at least 14 days after the date of the notice.

4. Hearing to Contest Fine.

a. Anyone against whom a fine is levied has the right to a hearing to contest the fine before the Hearing Committee.

b. The hearing shall be open to all members and notice of the hearing shall be posted in a conspicuous place within the community at least 48 hours in advance.

c. The role of the Hearing Committee is limited to determining whether to confirm or reject the fine levied by the Board. If the Hearing Committee does not approve the proposed fine by majority vote, the fine may not be imposed.

5. Imposition of Fine. The fine levied by the Board is imposed upon approval by the Hearing Committee.

6. Notice of Imposition. Written notice of any fine imposed, in a form approved by the Board, shall be furnished by the Hearing Committee to the person against whom the fine is imposed by mail or email to the designated address in the Association's official records. The notice shall describe the violation, list the action necessary to cure the violation (if applicable), specify the fine amount and whether it is recurring and identify the date(s) that payment is due and the address to which payment should be delivered.

7. Personal Obligation, Interest & Lien. It is the personal obligation of each person against whom a fine is imposed to pay the fine amount. Fines not paid when due shall bear interest at 18% per annum. Unpaid fines may be secured by liens pursuant to applicable law.

8. Notice of Resolution. If a violation for which a fine is levied or imposed is resolved, the person against whom a fine is levied or imposed shall immediately provide written notice thereof to The Gates of Lake Region.

9. Remedies. The Board has sole discretion to waive or delay the imposition of all or part of any fine on a case-by-case basis. The failure of The Gates of Lake Region to levy, impose or collect a fine in any given situation does not waive the right to do so in the future for the same or a similar violation. The Gates of Lake Region may elect from among its numerous remedies to address a violation.

THE UNDERSIGNED, on behalf of The Gates of Lake Region, hereby certifies that the resolution and fine procedure set forth above have been duly approved by the Board of Directors.

DATED this 20 day of May, 2026.

Deborah Regan
_____, Secretary

The Gates of Lake Region Homeowners' Association, Inc.
P.O. Box 1182
Winter Haven, FL 33882

_____
_____
_____

Delivery method: First-class mail

Date:_____, 2026

Re: Notice of Levy of Fine

Dear homeowner(s):

As explained below, you are in violation of Article _____ of the Association's [_] Declaration of Covenants / [_] Bylaws / [_] Rules and Regulations/Exterior Maintenance Guidelines:

Description of Violation:_____
_____

Action Required to Cure Violation:_____
_____

As a result, at its meeting on _____, 2026, the Board of Directors levied the following fine against you:

Fine Amount: $_____ *[_] flat fine / [_] recurring fine*

Recurrence Rate (if applicable): *[_] day / [_] incident / [_] other:_____*

You have the right to a hearing to contest the imposition of any fine before the Association's Hearing Committee. The hearing will be held on _____, 2026 at _____ p.m. at _____. If the Hearing Committee, by majority vote, does not approve a proposed fine, it may not be imposed. Thank you for your immediate attention to this matter.

/s/ Board of Directors
The Gates of Lake Region Homeowners' Association, Inc.

cc: resident file

The Gates of Lake Region Homeowners' Association, Inc.
P.O. Box 1182
Winter Haven, FL 33882

_____
_____
_____

Delivery method: First-class mail

Date: _____, **2026**

Dear homeowner(s):

You were sent a *Notice of Levy of Fine* on _____, 2026, relating to a violation of Article _____ of the Association's [_] Declaration of Covenants / [_] Bylaws / [_] Rules and Regulations/Exterior Maintenance Guidelines:

Description of Violation: _____
_____

Action Required to Cure Violation: _____
_____

The Violation has not been resolved. At its meeting on _____, 2026, the Hearing Committee voted to approve the fine. The following fine is imposed against you:

Fine Amount: $_____ *[_] flat fine / [_] recurring fine*

Recurrence Rate (if applicable): *[_] day / [_] incident / [_] other:* _____

The fine is due within 30 days from the date of this letter. If the fine is recurring, payment is required within 30 days of each recurrence date (i.e., daily, etc.) until the violation is resolved. Payment is due to the Association at its above-address. If not promptly paid, this fine bears interest at 18% per annum. Notify the Association immediately, in writing, at the above-address, if the violation is cured. If payment is not timely made and the violation is not immediately cured, this matter will be turned over to our attorney. Thank you for your immediate attention to this matter.

/s/ Hearing Committee
The Gates of Lake Region Homeowners' Association, Inc.

cc: resident file
Robert C. Chilton, Esq.