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

WHEREAS, the Board of Directors ("Board") of the Gates of Lake Region Homeowners' Association, Inc. ("Association"), is obligated and authorized by the Homeowners' Association Act to enforce its Governing documents and Rules;

WHEREAS, Section 720.305, Florida Statutes, empowers the Association to levy reasonable fines for the failure to comply with the Governing documents and Rules;

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Assessments for the Gates of Lake Region authorizes the Association to impose reasonable monetary fines;

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 on November 8, 2021 at which a quorum was present that the following is hereby adopted:

GATES OF LAKE REGION FINE PROCEDURE

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. Notice of Levy. If the Board votes to levy a fine, it shall provide written notice ("Notice of Levy") by mail or hand delivery to the person against whom the fine is levied describing the violation, specifying the amount of the fine and whether it is recurring, advising that the person against whom a fine is levied has at least 14 days to request a hearing to contest the fine and listing the address to which a hearing request must be sent.

3. Hearing to Contest Fine.

a. Anyone against whom a fine is levied has the right to a hearing to contest the fine before a committee of 3 members appointed by the Board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. Until such time as the Board deems fit to make a change, the Fine Committee shall consist of Tom Cook (chairperson), Gary Edwards and Mark Rogers.

b. To take advantage of this hearing, the person against whom a fine is levied must deliver a written request for a hearing to the address listed in the Notice of Levy by the deadline referenced therein.

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

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

4. Imposition of Fine. The fine levied by the Board is imposed if a hearing is not timely requested or, in the event of a timely request, upon approval by the committee.

5. Notice of Imposition. Written notice of any fine imposed shall be furnished by mail or hand delivery to the person against whom the fine is imposed describing the violation, specifying the fine amount and whether it is recurring and listing the date(s) that payment is due and the address to which payment should be delivered.

6. 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.

7. 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 Association.

8. 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 Association to levy 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 Association may elect from among its numerous remedies to address a violation.

THE UNDERSIGNED, on behalf of the Association, hereby certifies that the resolution and fine procured set forth above have been duly approved by the Board of Directors.

DATED this 22nd day of November, 2021.

Gates of Lake Region Homeowners' Association, Inc.

Barbara Irwin
Signature

Barbara Irwin
Printed Name

President
Position