

POLICY RESOLUTION #16 – Jonathan Association Board of Directors

DATE: February 12, 2013

RE: Architectural Review Committee (ARC) Approved Updated Regulations

While acknowledging that:

1. The current ARC guidelines do not cover if a homeowner is found in violation of the ARC policies or those who proceed without ARC approvals.

In addition to establishing that:

2. When a homeowner is found in violation of the ARC policies and covenant violations via a filed neighbor complaint, the following will occur:
 - a. Notification will be sent to the homeowner indicating the violation and subsequent resolution
 - b. The homeowner will have 30 days (60 days for structural items – as noted in the notification) to resolve the violation
 - c. If the violation has not been resolved within 30/60 days, a \$10 per day fine will be assessed on a monthly basis
 - d. The homeowner is responsible for informing the Jonathan Association when the violation has been resolved
 - e. The Jonathan Association will inspect the property within seven days of notification or when reasonably feasible
 - f. Should the violation continue to be observed, the fine would be retroactive from the point of reporting completion to the Jonathan Association
 - g. Should the violation be remediated, the fine would stop as of the point of reported resolution to the Jonathan Association
3. If the homeowner has questions related to the letter or violation, they may attend the next Board meeting if it is within the 30/60 day grace period or call the Association
4. Subsequent same or repeat violations within one year would not have a grace period and would incur an immediate fine
5. Unresolved and/or unpaid balances after 30/60 days may be sent to collection and subject to applicable fees and are considered delinquent at day 31/61.

6. There are times when extenuating circumstances will be allowed under the policy, such cases will be evaluated on an individual basis and will be at the sole discretion of the Jonathan Association.

The Jonathan Association Board of Directors resolves on this day (02-12-2013) to implement the process noted for homeowners who are in violation of ARC policies and covenant violations.

Kristin Hempel – Secretary, Jonathan Association Board

Date