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Russell Shirts Washington County Recorder
05/28/2008 01:31:58 PM Fee \$ 12.00
BY EMERALD SPRINGS

Emerald Springs HOA
C/o Monarch Property Management
352 East Riverside Drive, Suite C-5
St. George, Utah 84790

May 19, 2008

ADMINISTRATIVE RESOLUTION
SCHEDULE OF FINES FOR VIOLATION OF GOVERNING DOCUMENTS

Whereas Emerald Springs Homeowner Association has a Declaration, Bylaws and Rules and Regulations, and,

Whereas Article XI, Section 1 of the CC&R's and Article X Section 10.1 of the Bylaws for Emerald Springs empower the Board of Directors to enforce the Declaration, Bylaws, and the Rules & Regulations, and

Now, therefore, be it resolved that the Emerald Springs Association will enforce said Declaration, Bylaws, and Rules and Regulations with the following procedure, upon receipt of an alleged rule violation letter/phone call stating the date and approximate time of the violation, a letter will be sent to the alleged violator stating the alleged violation and a time period during which the alleged violation may be abated without further sanction (not less than 72 hours):

- 1st Offense: Written Warning
- 2nd Offense: \$25.00 Fine
- 3rd Offense: \$50.00 Fine
- 4th Offense: \$100.00 Fine
- Any subsequent fines Up to \$270.00

Emerald Springs TH 1
" " TH 2
" " TH 3

Written Notice shall include the following: that a fine may be levied should the violation not be cured within 72 hours. The owner is entitled to a hearing within 14 days of the notice with the Board of Directors at a meeting called for that purpose.

After 14 days expires, if no hearing is requested, or after a final decision after hearing, the association can levy late fees and interest on the fines pursuant to the declaration, bylaws and rules and regulations after account is 30 days delinquent.

Collection of unpaid fines shall be conducted in the same manner as collections of unpaid assessments.

IN WITNESS WHEREOF, The Emerald Springs Board of Directors has executed this Resolution this 19 day of May, 2008:

President : Don Christiansen *Don Christiansen*
Director : Bill Jacobsen *Bill Jacobsen*

State of UTAH, County of Washington :

The forgoing document was acknowledged before me, Susan E. Stucki on this 19th day of May 2008.

NOTARY PUBLIC Susan E Stucki

My commission expires: 3/29/2011

