

LYNWOOD SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

Covenant Enforcement Policy and Procedure

The following policies and procedures have been adopted by the Lynwood Subdivision Homeowners Association, Inc. ("Association") pursuant to the Colorado Revised Statute C.R.S. §38-33.3-209.5, and in accordance with C.R.S. §38-33.3-123, the Association Documents, and The Act, at a regular meeting of the Board of Directors.

BE IT RESOLVED, the Association hereby adopts the following procedure to be followed for enforcing policies, rules and regulation and other governing documents of the Lynwood Homeowners Association.

- 1. Scope:** To adopt a procedure and policy outlining procedures to be followed for enforcing policies, rules and regulations and other governing documents of the Lynwood Homeowners Association.
- 2. Specifics:** Violations may be observed by the Board of Directors, a committee member or reported via written correspondence through e-mail or mail. The signed complaint must state specifically the violation observed and include who the violating party is, what was observed, date, place and time of violation and any other pertinent information such as license plate numbers, pictures etc.

If full details are not provided with a complaint, further action beyond additional observation cannot be made. The Board of Directors will investigate the complaint further and will make additional observations if required.

If a violation is found and documented, the following actions will be taken:

- A letter will be sent to the owner (and tenant if it is a known rental) stating the violation. The owner will have ten (10) days to respond to the letter, request a hearing in front of the Board, or to correct the violation.
- If the violation is still observed after ten (10) days, a second letter will be sent to the owner (and tenant if it is a known rental) stating that this is the second notice and that if the violation continues fines will be imposed. The owner will have ten (10) days to respond to the letter, or to correct the violation, or to request a hearing with the Board.
- If written request for a hearing is received by the Board of Directors within ten (10) days of the receipt of the violation letter, a hearing shall be set and a written notice of the date, time and place of the hearing shall be mailed.
- Failure to respond to the violation letter within ten (10) days will be construed as an admission of the violation, at which point, the Board may impose a fine against the owner for the violations as stated below. A \$25.00 fine will be assessed monthly per incident.

- Trash &/or trash containers not stored out of site
- Misc. junk (washers, dryers, fridges, household items etc.)
- Animals (Dangerous or wild animals, poultry, or livestock)

- Obnoxious, offensive or other activity which would constitute a public or private nuisance or annoyance to the neighborhood
- No firearms, fireworks, explosives, air rifles, BB guns, crossbows, or similar devices shall be discharged
- No advertising signs, billboards or unsightly objects

Upon the failure of the owner of any lot to maintain his Lot and improvements, in a reasonable and satisfactory manner, as determined by the Architectural Control Committee or Board, or upon use by the owner in a manner inconsistent with these covenants, may enter upon the Lot and repair, maintain, rehabilitate and restore the premises and/or improvements or abate the improper use and any costs shall be charges against the owner of said Lot.

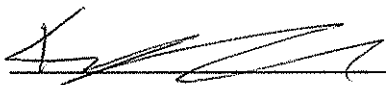
Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants. Non-payment of fines will follow the procedure for Dues Collection. Voting rights will be suspended for any owner who is in violation of the CC&R's in the previous thirty (30) days.

3. **Supplement to Law.** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the laws of the State of Colorado governing the Project.
4. **Deviations.** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
5. **Amendment.** The Board of Directors may amend this procedure from time to time.

Board of Director's Certification

The undersigned members of the Board of Directors of Lynwood Subdivision Homeowners Association, Inc. certify that the Board of Directors of the Association have approved and adopted the foregoing resolution and in witness, thereof, the undersigned have subscribed their names:

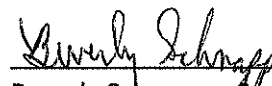
Lynwood Subdivision Homeowners Association, Inc.



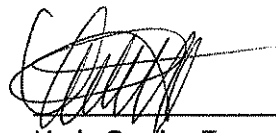
 Kim Willis – President



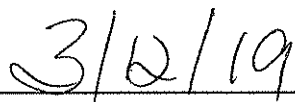
 Mike Rockert – Vice-President



 Beverly Schnapp – Secretary



 Linda Garcia - Treasurer



 Date