

VIOLATION ENFORCEMENT POLICY

First Violation Notice

If an Owner violates the Governing Documents or the Rules and Regulations of the Association, the Association will send a notification to the Owner via regular mail. For more minor and easily cured violations, the First Violation Notice may serve as a reminder only. For more serious violations and those of a more permanent nature (for example, an unapproved or prohibited structure on a Lot), the First Violation Notice Letter will include a reasonable time frame by which to cure the violation and specify further action that the Board will take if the violation is not corrected.

Second Violation Notice

If, in any calendar year, the Owner repeats the same or substantially similar violation for which they received a First Violation Notice, or if they fail to cure the violation within the timeframe required by the First Violation Notice, they will receive a Second Violation Notice via regular mail. The Second Violation Notice may set forth a fine (enforcement assessment) to be levied against the Owner according to the severity of the violation and will notify the Owner that the matter will be escalated to the Association's attorney if the violation is again repeated or continues.

Third Violation Notice

If, in any calendar year, the Owner commits the same or substantially similar violation described above a third time, or if they fail to cure a violation despite receiving the Second Violation Notice, they will receive a Third Violation Notice. The Third Violation Notice will be sent by the Association's attorney and may levy another fine against the Owner, as well as attorney fees incurred for addressing the violation. If the violation remains after the Third Violation Notice has been sent, the Association's legal counsel may take further action as provided by law.

Fines (Enforcement Assessments)

Fines are determined by the Board in its discretion according to the severity and continuity of the violation.

Legal Action / Failure to Pay Fines

The Association has the power to take legal action for continuing violations and for unpaid fines. They are described as follows:

- **Injunctive Relief:** The Association's attorney may sue the Owner, seeking a court order requiring the Owner to stop the violation. All legal costs and attorney fees

incurred by the Association in taking legal action will be assessed against the Owner and collected as any other assessment would be collected.

- **Lien/Foreclosure:** If the Owner fails to pay any fine assessed for violations, a lien will be filed against the Owner's property. The Board, acting through its attorney, may foreclose any unpaid lien and collect all costs and attorney fees incurred in doing so.

FAIRWAYS OF CROOKED TREE HOME OWNERS ASSOCIATION
ADMINISTRATIVE RESOLUTION ADOPTING VIOLATION

ENFORCEMENT POLICY

WHEREAS, Fairways of Crooked Tree Home Owners Association (“**Association**”) is the entity that **administers** Fairways of Crooked Tree Subdivision (“**Subdivision**”) and it acts through its Board of Trustees (“**Board**”); and

WHEREAS, Article VII of the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Fairways of Crooked Tree (“**Declaration**”) and the Ohio Planned Community Act empower the Board to enforce against Lot Owners the **conditions**, covenants, reservations, liens, and charges imposed by the Declaration via any proceeding at law or in equity; and

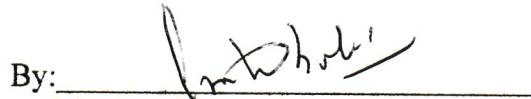
WHEREAS, in accordance with its authority under the Declaration and Ohio law, the Board desires to adopt the Violation Enforcement Policy below to outline the way in which Assessment delinquencies are collected from Lot Owners;

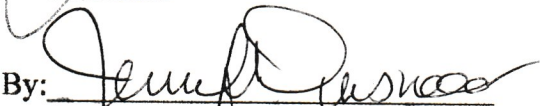
NOW, THEREFORE, the Association, through its Board of Trustees, hereby adopts the Violation Enforcement Policy contained below:

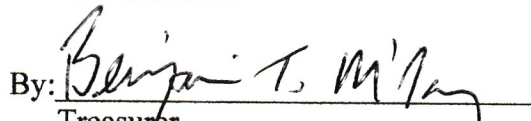
[See attached Violation Enforcement Policy following signature page]

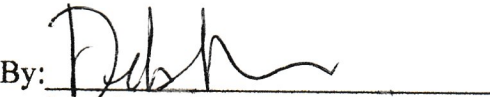
Adopted this 15 day of January, 2023 by the following Trustees:

By: 
President

By: 
Vice President

By: 
Secretary

By: 
Treasurer

By: 
Member at Large