

Fine Resolution and Schedule of Fines

On January 29, 2019 the Board of Directors of The Claron Glen Homeowner's Association, Inc. adopted this resolution authorizing it to levy reasonable fines for violations of the Declaration of Covenants, Conditions and Restrictions of The Claron Glen Subdivision, By-laws of Claron Glen Homeowners Association, including any subsequent amendments, policies, and rules and regulations. The Board of Directors now desires to implement a Fine Resolution with the following;

NOW, THEREFORE, IT IS HEREBY RESOLVED:

Pursuant to the authority in ORS 94.630 and the governing documents the following fines schedule and procedure be adopted:

A. The Board has the authority to levy fines for violations of the Declaration of Covenants, Conditions and Restrictions of The Claron Glen Subdivision, By-laws of Claron Glen Homeowners Association, including any subsequent amendments, policies, and rules and regulations as follows under ORS 94.630:

(1) Twenty-five dollars (\$25.00) for a one-time violation.

(2) Twenty-five dollars (\$25.00) per day for a continuing violation. A continuing violation is defined as a violation that occurs and continues for more than one day until such time as the Association becomes aware that such violation is corrected.

(3) Fifty dollars (\$50.00) per day for a recurring violation. A recurring violation is defined as a violation that is a recurrence within six months of a previous violation of the same type, for which fines were imposed by the Association. The \$50 will be assessed daily until the violation is corrected.

B. The homeowner against whom fines are levied is responsible to notify the Association when any continuing or recurring violation is corrected.

C. The Board shall levy no fine until: (i) written notice of the violation has been sent to the homeowner and (ii) such person has been offered an opportunity to request a hearing before the Board or any committee that the Board may appoint from time to time for such purpose; provided, however, that a continuing violation and/or recurring violation of the shall be the same violation, and Section C will only be followed for the first fine.

D. All fines levied pursuant to this policy are assessments that are due and payable by the homeowner (whether or not an owner occupant), and, unless timely paid, shall be a lien against the homeowner's building site. The lien will include all appropriate legal fees, costs and recording fees along with any interest that accrues until all such sums are paid in full. Correction of a violation that results in fines does not reduce or release liability for fines incurred prior to the Association's having become aware that the violation was corrected nor for legal and recording fees, costs, and interest arising therefrom. The Association shall release any such lien upon payment in full of all such sums.

IT IS FURTHER RESOLVED THAT:

A copy of this resolution shall be sent to all Owners at their last known address.

The undersigned President and BOD Officer certify that this Resolution was approved by the Board of Directors at a Board meeting held on: January 7, 2019

Clayton Malmberg Clayton Malmberg

President

Claron Glen Homeowner's Association, Inc.

Secretary

Claron Glen Homeowner's Association, Inc.

January 29, 2019

Date

Date