

ALLENBACH ACRES HOMEOWNERS' ASSOCIATION
BOARD POLICIES
REVISED May 2011

Refer to the Bylaws of our Association regarding any Board action relating to rules/regulations/guidelines, more specifically Article IV 4.6 (g) & (h), and Article VII

1. Any Board action must be reasonable and necessary.
2. Board rules/regulations/guidelines will generally not be enforced for at least 10 days following publication to the Homeowners, and will be temporarily suspended if 10% of Homeowners notify the Board in writing that they disagree with the policy in question. A meeting will be called within 30 days (with notification to all Homeowners) and if appropriate majority does not vote to revoke or modify the policy, it will stand as published (Article VII, 7.2.) No action or enforcement of a disputed policy will be attempted prior to said meeting.
3. A majority of the Board must agree that the complaint is valid before any action is taken. A majority of the Board must vote to impose a fine if a published fine exists.
4. One or more of the Board members will attempt personal contact with the owner in question to notify him/her of the complaint/violation, and attempt to work out an immediate acceptable solution to eliminate the violation. The Homeowner must be notified at this time of any fine that will be or may be assessed for the violation. A majority of the Board must agree that the solution is acceptable.
5. If this fails, a written notification of the complaint/violation will be mailed as soon as possible, and must include: suggestion(s) for acceptable solutions, an acceptable timeline for a solution to be implemented, and any fine to be imposed if applicable.
6. Any enforcement action taken by the Board to correct a violation or enforce collection of a fine cannot be taken without a majority of the Board agreeing to same. Any Homeowner subject to such action will be given at least 2 weeks to correct the violation after written notification of intent of the Board to take such action, and will be given a chance to appear at the next Board meeting to appeal the decision directly to the Board if he/she so requests in writing.

Pursuant to Board Policy adopted in 2-04 and the board meeting in June 2006, the following fine schedule has been adopted: (published in the June 2006 newsletter and sent to all homeowners)

Homeowners in violation of the Section 6 of the Allenbach Acres covenants (regarding parking of trucks, trailers, etc.) will receive one verbal warning and then a letter of deadline giving the homeowner 2 weeks to comply. If the homeowner doesn't comply they will incur a \$100.00 fine and an additional \$15.00 fine for every day thereafter that they do not comply. If the violation reoccurs, there will be an immediate fine of \$100.00 and an additional \$15.00 for every day thereafter that they do not comply.