

**COUNTRY CLUB OF MOUNT DORA HOMEOWNERS' ASSOCIATION, INC.**

**BOARD OF DIRECTORS RESOLUTION NO. 2005-10**

**RE: Adoption of Policy on Covenant Violation Notification**

**WHEREAS**, Article XVII.7 of the Association's *Declaration of Restrictions* gives the Association the power to enforce its covenants, conditions, and restrictions; and

**WHEREAS**, Article V, Section 11A(2), of the Association's *By-Laws* gives the Board of Directors the power to adopt and publish rules and regulations governing the use of the common areas and to establish penalties for the infraction thereof; and

**WHEREAS**, the Board of Directors wishes to establish a policy on the procedures for notifying a member of a covenant violation.

**NOW, THEREFORE, BE IT:**

**RESOLVED**, that the Board of Directors hereby establishes a policy for Covenant Violation Notification, as follows:

**"Covenant Violation Notification Policy**

1. Once a violation is confirmed, the Property Manager shall send an initial notice/letter to the violating Owner and/or occupant pointing out the violation and requesting compliance within 30 days of the date of the notice/letter. The notice/letter shall also state that the violator will only be provided with one additional notice/letter before the matter is turned over to the Association's attorneys to compel compliance; and
2. If the initial 30 days lapse, the Property Manager shall send out the second notice/letter, via certified mail return-receipt requested, to the violating Owner and/or occupant apprising him that unless the violation is corrected within 30 days of the date of the second notice/letter, the matter will be turned over to the Association's attorneys to compel compliance."; and

**FURTHER RESOLVED**, that the Covenant Violation Notification Policy shall be effective as of the date of this Resolution and shall be mailed to all Owners of record.

*Approved September 22, 2005*