

BROOK HIGHLAND HOMEOWNERS ASSOCIATION, INC.

Covenant Enforcement Policy Resolution

The Board of Directors of Brook Highland Homeowners Association, Inc.
Adopting a Covenant Enforcement Policy

Adopted: April 20, 2023

The following resolution has been adopted by Brook Highland Homeowners Association (the "ASSOCIATION") pursuant to Alabama law by the Board of Directors.

WHEREAS, pursuant to the Articles of Incorporation of the Association recorded on Page 2 (the "Articles"), the Board of Directors of the ASSOCIATION is charged with the authority to promulgate, amend and enforce rules, regulations, By-Laws, covenants, restrictions and agreements in connection with and to effectuate the affairs and purposes of the Association and to enforce by legal means the provisions of these Articles or the Declaration, and

WHEREAS the Declaration of Covenants, Conditions and Restrictions establishes the enforcement of uniform standards of development quality to provide for the effective preservation of the appearance and value of the Property within will benefit all Owners of the Property, and

WHEREAS from time to time homeowners fail to meet their obligations to comply with the Covenants, and

WHEREAS the Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with covenant violations in a timely manner, and further believes it to be in the best interests of the Association to set an enforcement policy;

NOW, THEREFORE, BE IT RESOLVED that the Board establishes the following policy for notification and Individual Assessments to bring about compliance with the Covenants according to the schedule set below for each violation type:

1. Generally, for covenant violations the homeowner will receive up to two violation notification letters requesting the violation to be corrected. For violations that require immediate correction by the Association (such as debris deliberately dumped into a drainage flume), the homeowner may be fined and billed for the expense upon the first notification.
2. If the resident does not respond with a plan to correct the violation within a reasonable period of time, a fine of \$100 may be levied and a certified letter will be sent providing a date when correction is mandatory.
3. If that deadline is not met, the Association may have the issue corrected at the homeowner's expense.
4. Failure to correct the violation or to pay the fine, including any HOA corrective expense will result in an additional fine of \$250. The total costs (plus any associated penalties and interest) will be charged to the homeowner. Failure to correct the violation or pay the entire balance without prior approval of a payment schedule can result in legal collection action, including a lien being placed against the property.

BE IT FURTHER RESOLVED that so long as any Member is communicating with the Association reasonable plans to appropriately address and resolve any open violation will place the open non-compliant matter on hold from further action in the enforcement process. This does not mean that it will stop the enforcement altogether, as the Member has the responsibility to resolve the non-compliant matter within a reasonable amount of time.

BE IT FUTHER RESOLVED that the Individual Assessments for non-compliance are subject to collection through the Association's Collection Policy.

NOW, THEREFORE, BE IT RESOLVED that the Association does hereby adopt the procedures and policies for enforcing the Covenants.

RESOLUTIONS ACTION RECORD

Resolution Type _____ Policy _____ No. _____ F1 _____

Pertaining to: _____ Covenant Enforcement _____

Duly adopted at a meeting of the Board of Directors of Brook Highland Homeowners Association, Inc.,

held _____ April 20, 2023 _____.

Motion by: _____ David Gambrell _____ Seconded by: _____ Jay Waites _____

Officer	Title	Yes	No	Abstain	Absent
David Gambrell	President	X			
Jay Waites	Vice President	X			
Vince Amaro	Secretary/Treasurer	X			

ATTEST: _____ Vince Amaro _____ 5-3-23 _____
Secretary Date

Resolution Effective, _____ 7-1-23 _____