

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:** \_\_\_\_\_

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 Protective 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 the enforcement of Declaration of Protective Covenants allows the Association to direct actions as necessary to remedy violations, and to charge the Owner for the cost and associated expenses of all such actions, 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 enforcement to bring about compliance in accordance with the Protective Covenants:

1. Homeowners in violation of Protective Covenants will receive up to two violation notification letters requesting the violation to be corrected.
2. If the resident does not correct the violation within 30 days after the second letter or respond with a plan to correct the violation within a reasonable period of time, the Association may send a certified letter to the Homeowner 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 for any corrective expenses within 30 days after the mandatory compliance date will result in delinquency. The total costs (plus any associated penalties and interest) may be charged to the homeowner. Failure to correct the violation or pay the entire balance without prior approval of a payment schedule may 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.

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, Rev. 1

Pertaining to: Covenant Enforcement

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

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 \_\_\_\_\_  
Secretary Date

Resolution Effective, \_\_\_\_\_