

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION, INC., D/B/A THE COURTS OF LAKE ST. GEORGE ESTABLISHING PROCEDURES FOR NON-COMPLIANCE OF THE GOVERNING DOCUMENTS**

The undersigned constituting the necessary majority of the Board of Directors of **The Lake St. George South Homeowners Association, Inc., DBA The Courts of Lake St. George**, a Florida Not For Profit Corporation hereby authorize, consent to, and adopt the following resolution pursuant to Florida Statutes, the Declaration of Covenants, Conditions and Restrictions, and Bylaws of the Association on November 9, 2017, to establish the following procedures for the enforcement of the governing documents, restrictions, and rules:

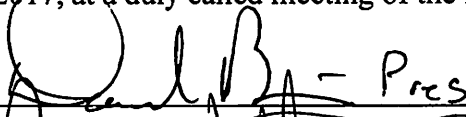
**WHEREAS**, Chapter 720.305 of the Florida Statutes. (1) Each member and the member's tenants, guests, and invitees, and each association, are governed by, and must comply with, this chapter, the governing documents of the community, and the rules of the association. Actions at law or in equity, or both, to redress alleged failure or refusal to comply with these provisions may be brought by the association or by any member against: (a) The association; (b) A member; (c) Any director or officer of an association who willfully and knowingly fails to comply with these provisions; and (d) Any tenants, guests, or invitees occupying a parcel or using the common areas; and

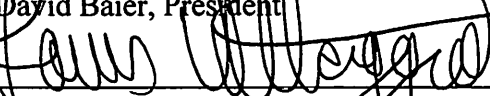
**WHEREAS**, the statute allows the Association to adopt procedures regarding the collection of fines: (2) The association may levy reasonable fines...A fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate unless otherwise provided in the governing documents. A fine of less than \$1,000 may not become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the non prevailing party as determined by the court.

**NOW, THEREFORE**, it is hereby resolved as follows:

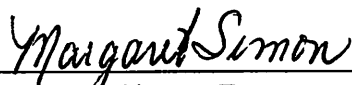
- Upon discovery of a violation by the Board of Directors the homeowner in violation will be sent a Violation notice detailing the nature of the violation and time frame for compliance.
- If the violation is not timely cured, the Homeowner in violation will receive an intent to fine letter. The Homeowner will be sent the intent to fine letter after the initial time frame in the initial violation notice for compliance lapses.
- Homeowner will receive a notice of hearing before the Compliance/Fining Committee to be scheduled not less than fourteen (14) days in advance to be given an opportunity to dispute or appeal the fine, with the intent to fine letter.
- Any fine approved by the Committee will then be approved and imposed by the Board. The fine will be due and payable within thirty (30) days or additional collection and/or legal action will be commenced.

**IN WITNESS WHEREOF**, the Board of Directors has approved the provisions hereof on November 9, 2017, at a duly called meeting of the Board at which a quorum was present.

  
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David Baier, President

  
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Lou Voltaggio, Vice President

  
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Jason Duran, Director

  
\_\_\_\_\_  
Margaret Simon, Treasurer

  
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John Jaufmann, Secretary

  
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Tony Gentile, Director