

Casolar del Norte Homeowners Association
Covenant and Rules Enforcement Policy

Effective Date: August 20, 2015

Pursuant to Colorado law, the Board of Directors of the Association desires to adopt a policy for the enforcement of the covenants and rules of the Association.

The Association hereby adopts the following policies and procedures for the enforcement of the covenants and rules of the Association.

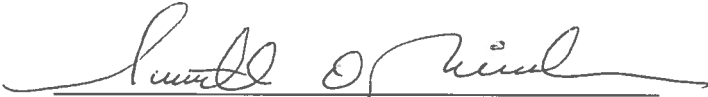
1. Any Member, resident, or Board Member may send the Association a formal written complaint, by electronic or regular mail, regarding an alleged violation of the Association's Governing Documents. Complaints must clearly indicate the nature of the violation, the date, time and location of the violation and the name(s) or address of the accused. Board Members will not be obligated to consider or investigate verbal complaints. The Board of Directors shall have the authority to determine if a complaint has a valid basis before a notice of an alleged violation is sent.
2. After the receipt of a complaint of an alleged violation of the Association's Governing Documents, a notice of alleged violation will be sent, in writing, to the Member, which shall state the specific alleged violation that is occurring and the possibility that fines will be imposed. The Association may also send the notice of the alleged violation to any residents of the Unit, but will not be required to do so. All notices shall be sent by messenger or US mail. The letter shall state whether such violation is a continuing violation subject to additional fines as set forth in section 6 below.
3. If a Member wishes to dispute an alleged violation of the Association's Governing Documents, he/she must request a hearing with the Board of Directors, in writing, within 14 calendar days of the date of the notice of the alleged violation. Failure to request a hearing with the Board of Directors will be construed as an admission of the violation and the right to a hearing will be deemed waived forever. If a request for a hearing is not received, the Board of Directors will determine, in its sole discretion, if a violation has occurred, if the alleged member is responsible for the violation, and may assess a fine as set forth in the fine schedule. Such decision shall be made within a reasonable time period of the expiration of the 14 day period. The Board of Directors shall give written notice of such decision and any resulting fines to the Member.
4. If a Member requests a hearing, the Member will be notified by US mail of the time, place, and date of the hearing, not less than 10 days before the scheduled hearing date. The Board of Directors, in its sole discretion, may grant continuances for good cause.

5. At the start of the hearing, the Board of Directors will explain the procedure, rules and guidelines by which the hearing will be conducted. Each party will be allowed to speak and present evidence, testimony or witnesses if so desired. The complaining party may submit a written statement setting forth the basis of the complaint if he/she is unable to attend the hearing. The Board of Directors will make a decision at the conclusion of the hearing, by majority vote. The Board of Directors may also vote to impose a fine at this time. The decision of the Board of Directors, along with a notice of the fine imposed, shall be sent to the Member within a reasonable time period of the hearing.
6. Once a Member has waived his right to a hearing or the Board of Directors has determined, after a hearing, that a violation is occurring or has occurred, fines may be assessed as follows:
 - A. First fine for violation in a calendar year: \$100.00
 - B. Second fine for violation in a calendar year: \$200.00
 - C. Third fine for violation in a calendar year: \$300.00In the event of a continuing violation, Members may be fined \$25 for every occurrence of the violation but not more than once daily. The Board of Directors reserves the right to impose a fine immediately upon a violation if it affects the health, safety or welfare of the Association or in other circumstances where the Board of Directors deems it reasonable and prudent to do so.
7. Notwithstanding the foregoing, any vehicle in violation of the parking rules may be towed immediately.
7. Notwithstanding any provision of this Policy For the Enforcement of the Covenants and Rules of the Association, The Board of Directors may pursue legal action against a Member to enforce the Governing Documents of the Association without following the preceding notice and hearing procedures if the Board of Directors deems that such action is in the best interest of the Association.
8. Failure of the Association to enforce the Governing Documents will not be deemed a waiver of the right to enforce such Governing Documents for any subsequent violations.

IN WITNESS WHEREOF, the undersigned certify that this Covenant and Rules

Enforcement Policy was adopted by resolution of the Board of Directors of the Association on this 20th day of August , 2015.

Casolar Del Norte Homeowners Association, by

A handwritten signature in cursive script, appearing to read "Linda Orland", written over a horizontal line.

President

Attest

A handwritten signature in cursive script, appearing to read "Nancy Regal", written over a horizontal line.

Secretary