

**RESOLUTION OF THE
PONDEROSA CONDOMINIUMS ASSOCIATION, INC.
REGARDING ENFORCEMENT OF DECLARATIONS AND RULES
AND LEVYING OF FINES**

RESOLUTION: The Association hereby adopts the following policy:

The Association acknowledges that it has a duty to the membership of the Association to enforce the Declarations in Ponderosa Condominiums. It is the policy of the Association to enforce as written any provision of the Declarations that is clear and unambiguous.

If a violation of the Association's Declarations or a threatened violation is alleged by any member of the Association to the Board of Directors, the Board of Directors shall investigate the allegations to make a determination whether such violation or threatened violation has, in fact, occurred. In such investigation and subsequent enforcement if undertaken, the Board of Directors shall act in good faith and shall not act arbitrarily or capriciously.

The enforcement of any covenant or rule of the Association shall be subject to the discretion of the Board of Directors as to the timing, manner and method of pursuing such enforcement. Provided that its actions are reasonable, the Board of Directors may decline enforcement of questionable violations, enforce covenants by filing suit for injunctive relief or other remedies, or levy fines for violation of rules or covenants after notice and an opportunity to be heard is given to the alleged violator. In exercising such discretion, the Board of Directors shall consider both the specific covenant or rule violation, and the overall interests of the community.

If an owner is determined to have violated a protective covenant or written rule or regulation of the Association, after three days notice of infraction to the alleged violator and notice of hearing to the alleged violator, the Association may impose a fine for the violation in the amount of \$50 per day, which shall be billed by the Association as a special assessment for which the Association shall have lien rights as with any other assessment. If the violation persists after 15 days from levying the first fine, the Association may pursue any other remedies available to it after considering advise of the Association's counsel.

It is the intent of the Board of Directors that once a violation of the covenants or an association rule has been determined by the Board of Directors to have occurred, that any expenses, costs, or legal fees incurred by the Association in enforcing compliance shall be paid by the violating member as a special assessment.

CERTIFICATION: The undersigned, being the president of Ponderosa Condominiums Association, Inc. certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association on September 26, 2008.

In witness whereof, the undersigned has subscribed her name.

By: Beverly Ross, President
Ponderosa Condominiums Association, Inc.