

RESOLUTION

FINE ENFORCEMENT PROCEDURES

WHEREAS, Article V, Section 2 of the Bylaws states that the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of common area and facilities and the personal conduct of the members and their guests, and to establish penalties for the infraction thereof; and

WHEREAS, Article IX, Section 3 of the Bylaws provides that the Board of Directors has certain rule making authority and the Board can promulgate rules and regulations and such rules and regulations shall have the same force and effect as if they were incorporated into the Declaration; and

WHEREAS, Article XI of the Bylaws sets forth the Architectural Control and guidelines for the Community including, but not limited to, the approvals necessary, the limitations, the compliance requirements, and rules and regulations that can be established; and

WHEREAS, the Architectural Control Policy, Standards, and Procedures, adopted and recorded for this development, sets forth the policies and procedures for the owners with regard to modifications, alterations, construction, additions, changes, standards, and for the general upkeep and environmental integrity of the community. These policies and procedures list the standards established for Woodstream East HOA and these standards will be the basis for determining the procedures to be followed and the fines to be established by this Resolution.

ACCORDINGLY, based upon Maryland law and the Association documents, now,

THEREFORE, BE IT RESOLVED that the following procedures are hereby adopted by the Board of Directors and their agents for enforcement of any violations as set forth in the Bylaws and other Association documents:

- A. A letter will be sent to the alleged violator by the Board or its agents outlining the alleged violation and the action requested to abate the violation.
- B. The letter sent to the violator must provide for a time period of not less than 10 days, during which the violation may be abated without further sanction, or if the violation is a continuing one, then the letter must contain a statement that any further violation of the same rule may result in the imposition of sanctions or fines after notice and hearing.

If the violation continues past the period allowed in the demand for abatement without penalty or if the same rule is violated subsequently, the Board or its agents will serve the alleged violator with written notice of a hearing to be held by the Board in executive session. The notice shall contain:

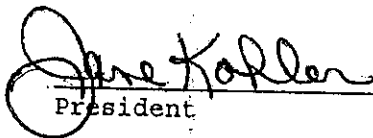
- 1) The nature of the alleged violation;
- 2) The time and place of the hearing, which time may not be less than 10 days from the giving of the notice;
- 3) An invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf; and
- 4) The proposed sanction or fines to be imposed. Fines shall be determined by the Board of Directors according to three Classes of violations and uniform fine amounts as set forth below:

- a. Class A violations shall include violations of any section or subsection of the Architectural Control Policy Standards and Procedures ("Architectural Controls"), as revised April 18, 1989, not otherwise designated as a Class C violation and shall be punishable by a fine of \$75.00 per two week period until the violation has been corrected.
- b. Class B violations shall include violations of any section or subsection of Woodstream East Home Owners Association, Inc. Parking Regulations and Enforcement ("Parking Regulations") not otherwise designated as a Class C violation and shall be punishable by a fine of \$50.00 per two week period until the violation has been corrected.
- c. Class C violations shall include violations of all other policies not heretofore specified and/or any policies that the Board may adopt from time to time as well as any of the following rules and regulations: Architectural Controls, Section III (G) (1)-(3); and Architectural Controls, Section III (J) (1)-(2), (4)-(7), (11)-(13). Class C violations shall be punishable by a fine of \$25.00 per two week period until the violation has been corrected.

Further, at the hearing, the alleged violator has the right to present evidence and present and cross-examine witnesses. The hearing shall be held in executive session pursuant to this notice and shall afford the alleged violator a reasonable opportunity to be heard. Prior to the effectiveness of any fine or sanction hereunder, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. This proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, or director or agent who delivered the notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

- C. The Board or its designated agents (a minimum of three persons) will hear testimony from both sides at the hearing held in executive session, excuse both parties and render a decision.
- D. The Board or its designated agents may impose sanctions such as a fine, and/or suspension of voting rights, and/or suspension of the right to use the recreational common areas, and/or any other legal or equitable remedy under law. Should a fine be imposed on the violator, standard collection action will be pursued which includes filing a lien against the unit for non-payment of the fine and ultimately foreclosure or lawsuit, if necessary.
- E. The failure of the Board or its agents to enforce any of the Bylaws or any Association documents on any occasion is not a waiver of the right to enforce the provision on any other occasion. If any homeowner fails to comply with these Rules, or a decision rendered pursuant to these Rules, the unit owner may be sued for damages caused by the failure or for injunctive relief, or both, by the Board or its agents. The prevailing party in any such proceeding is entitled to an award for counsel fees as determined by court.

RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS ON Feb-17, 2005.



 President



 Secretary

Date: 2-17-05