

**RESOLUTION OF THE BOARD OF DIRECTORS OF
NATURE'S HIDEAWAY PHASE IA HOMEOWNERS ASSOCIATION, INC.
ADOPTING A POLICY FOR FINING**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Nature's Hideaway Phase IA (the "Declaration") establishes that the undersigned Association is responsible for operation of the community, specifically including enforcement of its covenants, and use restrictions/rules and regulations, and

WHEREAS, the governing documents of the Association and/or the Florida Statutes permit fining for violations of the Declaration, Bylaws and Use Restrictions/Rules & Regulations (the "Rules"); and

WHEREAS, the Board of Directors desires to adopt a policy regarding the fining procedure which it will utilize in such circumstance.

NOW, THEREFORE, be it resolved by the Board of Directors as follows:

1. The Board of Directors or its appointed agents are charged with determining whether there is probable cause that any of the provisions of the Declaration, the Bylaws, or the Rules of the Association regarding the use of the lots or the common areas are being or have been violated.
2. In the event that a Complaint is received by the Association, or a violation is otherwise determined to have occurred, the Board of Directors (the "Board") or its agents will provide a "first notice" to the alleged violator(s), and in appropriate cases, will provide an opportunity for such violation to be corrected within a reasonable time, but not less than seven (7) days, absent an emergency condition.
3. If the violation has not been corrected within the time stated in the notice, the Board may propose a fine against the property and alleged violator, up to the maximum amount allowed by law. A fine may be proposed based upon each day that a violation continues. The fine will not become final until a hearing has been held, or the right to a hearing is waived by the alleged violator.
4. In the event a fine is proposed by the Board, the alleged violator shall be provided a written "Notice of Fine" by regular and certified mail, which Notice shall inform the alleged violator of the proposed fine, along with a notice that the alleged violator may request a hearing before a Fining Review Committee within fourteen (14) days from the date of the Notice. The Notice shall also include a short and plain statement of the matters asserted by the Association, as well as a statement of the provisions of the Declaration, Bylaws, or Rules which have allegedly been violated. Failure to request a hearing within this fourteen (14) day time frame shall constitute a waiver of the right to a hearing.
5. If the alleged violator requests a hearing, the Board shall appoint a Fining Review Committee which shall consist entirely of at least (3) lot owners other than officers, directors or employees of the Association, or the spouse, parent, child, brother or sister of an officer, director or employee, and such Committee shall be charged with conducting the hearing and rendering the decision with regard to the levy of fines as herein provided.

6. The Committee shall hold a hearing if requested, within a reasonable amount of time, but not less than fourteen (14) days after the date of the Notice of Fine. Written notice of the date, time and place of the hearing shall also be provided to the alleged violator. The Committee may overrule or modify the fine following the hearing.
7. The committee shall appoint a Chairman and shall conduct hearings in accordance with the following rules, in addition to such other rules and procedures as may be established by the committee, to hear any charges and defenses. The hearing may be audio or video taped in the same manner and under the same rules that lot owners are permitted to audio or video record meetings of the Board of Directors.
 - a. A representative of the Association shall be heard first, in order to summarize the basis for the proposed fine, and to present any witnesses or documents in support of the proposed fine.
 - b. While not required, each party shall have the right to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on any matter relevant to the issues regardless of which party first called him to testify; and to rebut the evidence against him.
 - c. Neither the accuser, nor the alleged violator, must be in attendance at the hearing. The hearing shall be open to attendance by all lot owners.
 - d. Immediately following the conclusion of the hearing, or at the discretion of the Committee, within ten (10) days, from the date of the hearing, the Committee shall render a decision on the matter, and will prepare a written summary of the decision which is to be provided to the Board.
8. Subsequent to the hearing, or if no hearing is requested within fourteen (14) days from the date of the Notice of Fine, the Board shall provide the alleged violator with written notice that the fine has been imposed, and has become final, due and payable to the Association. The Board may also take any additional legal action that is deemed necessary and appropriate to collect a fine, or to enforce the Association's governing documents.
9. Any violator(s) will be responsible for interest, costs and attorney's fees incurred in the enforcement of the fine, including costs and attorney's fees in connection with any correspondence or hearings, provided that the Committee upholds the fine, in whole or in part, and the person who is the subject of the fine fails to pay it within thirty (30) days from the date of a letter advising them that the fine has become final.

IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution on this 14 day of NOVEMBER, 2012

NATURE'S HIDEAWAY PHASE IA
HOMEOWNERS ASSOCIATION, INC.

By: Patricia Born
Patricia Born, President