

RESOLUTION OF THE BOARD OF DIRECTORS OF CAMERON FAMS HOMEOWNERS ASSOCIATION

April 25, 2011

RESOLUTION: Fine Policy for Non-Compliance

WHEREAS, The Cameron Farms Homeowners Association (hereinafter called "Association") has Covenants, Conditions & Restrictions recorded in the office of the Clerk of Court, Williamson County, TN in Book 881 at page 162 and,

WHEREAS, the Board of Directors of Cameron Farms has the power to enforce the Association Bylaws by law as stated in Article VII, Section 3 states " Any violator shall in addition to all other remedies herein provided, be liable for any and all costs of enforcing these restriction, including reasonable attorney's fees and costs."

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Directors has set forth a policy for non-compliant owners and a policy for fines as a result of non-compliance (violations). The following shall be policy effective immediately:

This Fine/Fee schedule will apply to the following:

- Violations of the Covenants, Conditions & Restrictions and By-Laws
- Violations of the HOA Board approved Rules and Regulations
- Owner's Lack of maintenance to the their home

Violations of Covenants, Conditions and Restrictions, By -Laws or Rules and Regulations will be addressed as follows:

Violation is recognized and the Management Company notifies the Owner. Owner has two (2) weeks to correct violation.

If after 2 weeks the violation is not corrected a \$50 fine will be assessed and the Owner notified of the assessment by the Management Company. Another week will be given to correct the violation.

A \$50 fine will be assessed and the Owner notified each week thereafter until the violation is corrected.

Repeat Violations

If the same owner or occupant again violates the same requirement as they were notified regarding or fined for before then they will only be allotted one (1) week to correct the violation before a fine is assessed.

A \$50 fine will be assessed and the Owner notified each week thereafter until the violation is corrected.

Maintenance and Upkeep Violations

The following will apply to an Owner's Lack of maintenance to their homes for which they are responsible for including but not limited, to mowing of grass, landscaping beds, garbage cans, doors, windows, and window treatments:

When a needed repair is identified by a HOA Board member or by the Management Company and the Management Company notifies the Owner. The Owner has up to 2 weeks to correct the repair.

If after 2 weeks there is no evidence of an attempt to make the required repair a \$50 fine will be assessed and the Owner notified of the assessment by the Management Company.

A \$50 fine will be assessed and the Owner notified each week thereafter until the needed repair is corrected.

If after 8 weeks the repair is still not made the HOA Board reserves the right to contract out the needed repair and assess the owner for the Management's fees regarding this incident along with the repair fees.

In all cases above the HOA Board reserves the right to forgo a fine on a good faith effort by the owner to correct the violation if the violation exceeds the time allotted for correction or for extenuating circumstances.

Cathy Grubbs
Board Member

5/24/11
Date

Christine Dem...
Board Member

5/26/11
Date

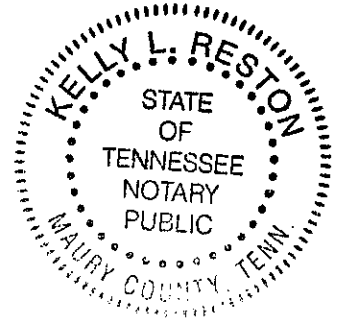
In Witness whereof the above signed has caused this instrument to be executed by its officers duly authorized thereunto,

On the 11th day of August, 2011, before me, the above signed personally appeared Carey Goodside know to me to be the person who executed the within instrument as the President, and Charles Blum know to me to be the person who executed the within instrument as the Secretary of the Corporation that executed the within instrument and acknowledged to me that the corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

 11-20-12

Kelly Reston (Commission Exp. 11-20-12)



BK: 5384 PG: 970-975
11029928



6 PGS : AL - RESTRICTIONS	
KELLY BATCH: 226498	09/06/2011 - 12:33 PM
BATCH	226498
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTERED CLERK

This Instrument prepared by and must be returned to:
Acclaimed Property Management, LLC
P.O. Box 1900
Spring Hill, TN 37174
Phone: 931-451-7626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

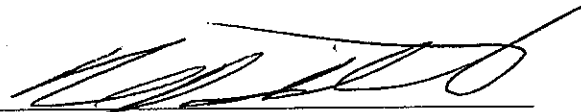
Pick Up AFFIDAVIT OF SCRIVENER'S ERROR

Personally appeared before me, the undersigned officer, in and for the State and County aforesaid, duly authorized to administer oaths, Rodney Reston who is known to me (or provided to me on the basis satisfactory evidence to be), and who after being duly sworn and deposed and said that;

On September 6, 2011, the Cameron Farms, Collection Policy and the Fine Resolution, which was recorded at Book 5384, Pages 970-975 in the Register's Office of Williamson County Tennessee.

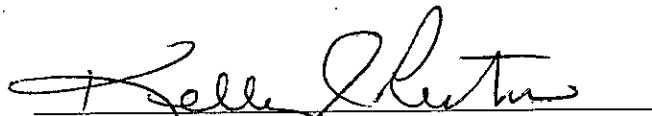
The foregoing instrument contained a scrivener's error that recorded both documents as one, the error was unintentional.

The affidavit is made of my personal knowledge to correct the error described above and to corrected by recording each document separately within the Register's Office of Williamson County Tennessee.



Rodney Reston

Subscribed to and sworn before me this 28nd day of September, 2011



Notary Public

My commission expires 11-20-12

BK: 5406 PG: 78-81
11033701

4 PGS : AL - AFFIDAVIT	
JENNY BATCH: 229499	10/04/2011 - 02:31 PM
BATCH	229499
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	0.00
ARCHIVE FEE	0.00
DP FEE	0.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	0.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

