



**Heather Glen at Glen Kernan
Kernan Mill Homeowners Association**

August 25, 1997

Dear Heather Glen Resident:

**Re: Fining Implementation for Infractions to the Bylaws, Architectural Design,
Board Guidelines, and the Community Covenants and Restrictions**

As a response to the expressed wishes of many Residents who want our covenants **fairly and systematically enforced**, your Board of Directors has passed an enforcement program. The purpose of this letter is to advise all Residents of the procedures of the enforcement program, and to provide a sufficient notification period prior to the program's implementation on November 1, 1997.

Your Board of Directors has established a \$50 fine per infraction (not to exceed \$1,0000) for any violation of the "Declaration of Easements, Covenants, Conditions, Restrictions and Limitations for Kernan Mill" (Heather Glen). A condensed listing of the rules is attached for your reference. *Please note that this document in no way covers all the covenants and restrictions. For a complete description, refer to the "Declaration of Easements, Covenants, Conditions, Restrictions and Limitations for Kernan Mill"*

The enforcement program will be a reactionary system. No phone complaints will be accepted. A signed, written complaint must be made by a Resident, or a member of the Architectural Review Board. Complaints will be confidential and the name of the person filing the complaint will be kept anonymous.

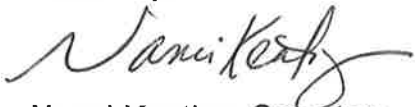
Below is an outline of the procedures the Board will implement on November 1, 1997.

- 1) Written complaints will be turned over to our property management agent for resolution.
- 2) Upon receipt of a complaint, the property management agent will send written notice of the complaint to the alleged violating party notifying them of the following:
 - a. type of violation
 - b. date of violation
 - c. location or approximate location
 - d. amount of fine for noncompliance
 - e. date of hearing by Committee
 - f. date fine is to be paid in the event of admission of infraction, or in the event of no show on hearing date.

3) Unresolved complaints will be turned over to a special **Arbitration Committee** comprised of at least three (3) residents, not related. This Committee will be volunteers who will serve for a term of one year. From the pool of volunteers, three (3) Committee members will address any given complaint. During the hearing the subject Resident will have an opportunity to be heard on the issue. A majority of the three member Committee must affirmatively vote to impose the fine. The Committee will give written notice to subject Resident of its decision within seven (7) days of the hearing. The decision of the Arbitration Committee is **final** in every case. Fines imposed will be submitted to the Board of Directors who will turn them over to our property management agent for collection procedures.

Any questions regarding this enforcement program and its implementation as outlined should be directed to your Resident Board of Directors,

Sincerely,

A handwritten signature in cursive script, appearing to read "Nanci Keating".

Nanci Keating, Secretary

attachment