

Amended Resolution 6 – 2023

WHEREFORE, the Restrictions for Carrington Place Subdivision recognize the authority of the Carrington Place Homeowners Association, Inc. as the duly authorized entity for enforcement of the Restrictions.

WHEREFORE, Section VIII of the Articles of Incorporation of the Carrington Place Homeowners' Association, Inc. provide that the powers of the corporation shall be exercised by a board of directors.

WHEREFORE, Section 5.5 of the Restrictions authorizes the Board, upon majority vote, to establish and enforce collection of reasonable fines for violation of the provisions of the Restrictions.

NOW, THEREFORE, BE IT RESOLVED THAT, in accordance with Section 5.5 of the Restrictions, and by majority vote of the Board, the following fines and enforcement procedures are hereby established:

Fines for Violation of the Restrictions and Procedures for Enforcement:

1) *Lot owner will receive written letter of the violation via United States first class mail from the Architectural Control Sub-Committee (hereinafter, "sub-committee"). The letter will include the following: a) lot owner has ten (10) days to respond to sub-committee; b) lot owner has twenty (20) days to remedy violation, unless lot owner receives board approval to extend time for resolution; c) if violation is not resolved within twenty (20) days, a fine of fifty (\$50.00) dollars per day will be issued against the lot owner continuing until such time as the violation is remedied.*

2) *Lot owner who repeatedly commits the same violation may be subjected to a shorter grace period and increased fines for non-compliance. In such cases, the sub-committee may send a written letter of violation via United States first class mail advising that the lot owner is being cited for the violation as a repeat offender, and as such is subjected to a shorter grace period and increased fines for non-compliance. The letter will include the following: a) lot owner has five (5) days to respond to sub-committee; b) lot owner has ten (10) days to remedy violation, unless lot owner receives board approval to extend time for resolution; c) if violation is not resolved within ten (10) days, a fine of fifty (\$50.00) dollars per day will be issued against the lot owner; if ten (10) days pass and the violation remains, then the lot owner is subject to a fine of one hundred (\$100.00) dollars per day as long as the violation exists for the next ten days; if another ten (10) days pass and the violation remains, then the property owner is subject to a fine of two hundred (\$200.00) dollars per day as long as the violation exists for the next ten days. At anytime during this process, the HOA may elect to file a lien on the property/take legal action.*

3) *Upon issuance of a fine, the lot owner has a right to request a hearing (either in writing or in person) before the Board of Directors to determine whether or not the fine was proper. If the violation is a continuing violation, then the daily fine continues until the violation is remedied even if the lot owner requests a hearing. The decision of the Board of Directors shall be final and unappealable in accordance with its interpretation of the Restrictions and may thereafter be collected in any manner provided by the Restrictions or Louisiana law.*

BE IT FURTHER RESOLVED THAT a copy of this Resolution shall be maintained by the Custodian of Records for HOA.