

**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS**

Resolution Number: 13

Resolution Title: Covenants Committee

Date of Board Approval: June 8, 2004

Effective Date: June 8, 2004

Revision Date: Rescinded in its entirety by Resolution 26 – Covenants Committee, approved by the BOD on May 16, 2017.

Authority: Bylaws of the Wynlakes Residential Homeowners Association, Inc., Article V, Section 5.02, Covenants Committee: The Board of Directors shall appoint a Covenants Committee consisting of at least three (3) and no more than seven (7) members. Acting in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the Covenants Committee shall be the hearing tribunal of the Association.

Statement of Resolution: The Covenants Committee is hereby organized to function according to the legal documents of the Association. Members shall be appointed to this Committee by the Board of Directors of the Association. The Committee shall be composed of not less than three (3) members, all of whom shall be lot owners in the Wynlakes Subdivision, over the age of 21, and not related by marriage or kinship to any other member of the Covenants Committee, Board of Directors, or to the covenants violator.

That a separate Committee will be appointed for each scheduled hearing before the Committee, and the Board of Directors will select the Committee Chairperson.

The procedure for use of the Committee is as follows:

- (1) The Wynlakes Residential Homeowners Association (HOA) Manager will present to the Board of Directors the alleged violation along with documentation of previous attempts to correct the violation per the Declaration/Bylaws.
- (2) The Board of Directors may either pursue correction of the violation by scheduling a hearing before the Committee or instruct the HOA Manager to obtain additional information.
- (3) The HOA Manager, if directed by the Board of Directors to schedule a hearing before the Committee, will orally present the evidence of alleged violation to the Committee and additionally furnish the Committee the *written documentation of* the alleged violation with the processes that have been followed by the

Declaration/Bylaws. The Committee will schedule a hearing, and the HOA Manager will notify the violator of this hearing affording him/her a reasonable opportunity to be heard (IAW Bylaws, para 3.20 c).

(4) After the hearing is concluded, the Committee Chairperson will present the HOA Manager a written report of the hearing with their findings.

(5) The HOA Manager will present the findings of the Committee to the HOA Board of Directors.

(6) The HOA Board of Directors can accept the findings of the Committee or schedule another hearing. The HOA Board of Directors shall have all authority to pursue correction of all covenant violations.

(7) Following a determination by the Covenants Committee and/or the Board of Directors to take action against the violator, the HOA Manager will notify the violator in writing of that action.

(8) Appeal. The violator shall have the right to appeal the action directly to the Board of Directors. To perfect this right, a written notice of appeal must be received by the Manager, President, or Secretary of the Association within thirty (30) days after the hearing date.

That the Covenants Committee shall begin officially functioning under this resolution on June 8, 2004;

APPROVED by the Board of Directors this 8th day of June, 2004.

ATTESTED: Dick Harruff, President, Wynlakes HOA BOD

WITNESSED: Wally Hester, Secretary, Wynlakes HOA BOD

RESCINDED by the Board of Directors this 16th day of May, 2017.

ATTESTED: Gary Oos, President, Wynlakes HOA BOD

WITNESSED: Christy Fletcher, Secretary, Wynlakes HOA BOD