

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

Resolution Number: 26

Resolution Title: Covenants Committee

Date of Board Approval: May 16, 2017

Effective Date: May 16, 2017

Revision Date:

Authority:

(1) Amended By-Laws of Wynlakes Residential Homeowners Association, 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."

(2) Amended By-Laws of Wynlakes Residential Homeowners Association, Section 3.15, Powers: "The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by the members."

Statement of Resolution: Effective on the approval of this Resolution by the Wynlakes Residential Homeowners Association (HOA) Board of Directors (BOD), Resolution 12, dated June 8, 2004, Resolution 13, dated June 8, 2004 and Resolution 14, dated October 11, 2005 are rescinded in their entirety.

With exceptions noted below, the Covenants Committee will follow the procedures set forth in Section 3.20 "Hearing Procedures" of the Amended By-Laws of Wynlakes Residential Homeowners Association (Bylaws) dated September 3rd, 1986.

The Wynlakes HOA Board of Directors fully empowers the Covenants Committee to act for and on behalf of the Board in connection with enforcing rules, regulations, bylaws or covenants adopted by the Association in conjunction with the maintenance and operation of the neighborhood as permitted and required pursuant to Section 3.15, Powers, of the Bylaws.

Pursuant to the provisions of the Amended By-Laws of Wynlakes Residential Homeowners Association, Section 3.20, Hearing Procedure, the Covenants Committee is authorized to conduct a hearing on any resident who has violated a rule, regulation or Bylaw regulating the Neighborhood, and is further authorized to

impose a fine or suspend the voting rights of said resident. However, this process does not preclude the Board from taking any other action it deems appropriate regarding that rule violation or that resident.

Specific Procedure:

When the Wynlakes Manager observes, or receives a complaint of, a violation of the Wynlakes Covenants, that Manager will investigate. If the Manager determines a resident is in violation of a Covenant, the Manager will notify the resident in writing and give the resident a reasonable time, not less than ten (10) days, to correct the problem.

If the resident does not correct the violation by the date set by the Manager, the Manager may in his or her discretion either (1) send the offender a second letter, or (2) refer the case directly to the Covenants Committee. At any time after the first letter, the Manager may, at his or her discretion, refer the case to the Covenants Committee for a hearing. The Manager shall give the resident reasonable notice of the hearing, not less than ten (10) days from the giving of the notice.

The Covenants Committee meets on the last Wednesday of each month, or at the call of the Chairman. A quorum consists of one half or more of the appointed members of the Committee.

The Wynlakes Manager may attend the Covenants Committee meeting and orally present the evidence of the alleged violation, present any written documentation and detail efforts made to correct the violation.

The resident has the right to appear at the Covenants Committee meeting or to present matters in writing for the Covenants Committee to consider in arriving at its decision.

When the Covenants Committee reaches a decision, the resident will be notified in writing of the results of that hearing, including any fine assessed.

The resident has thirty (30) days after the hearing date of the Covenants Committee to appeal the decision and/or the fine to the Wynlakes Board of Directors. The appeal must be in writing.

The decision of the Board of Directors concerning any appeal is final.

APPROVED 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