

**A RESOLUTION OF
REDBRIDGE SQUARE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Redbridge Square was recorded on February 3, 2020, at OR Book 11127, Page 1999, *et seq.* in the Official Records of Polk County, Florida (together, the "Declarations"); and

WHEREAS, Article 8 of the Declarations, Section 2 provide for the levying of fines for covenant violations; and

WHEREAS, the Board of Directors has determined a published policy providing guidelines for fining procedures will benefit the membership.

NOW, THEREFORE, BE IT HEREBY RESOLVED by Redbridge Square Homeowners Association, Inc. (herein after the "Association"), the attached "Covenant Enforcement and Fining Policy," incorporated herein as "Exhibit A" shall be the procedures followed to enforce the Declaration and impose fines.

ADOPTED by Redbridge Square Homeowners Association, Inc., Board of Directors this 6 th day of November 2023.

REDBRIDGE SQUARE
HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
President of the Association

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 6 th day of November, 2023, by Stephanie Mijica [Signature], as President of **REDBRIDGE SQUARE HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the Company, who is personally known to me or has produced driver's license as identification, Florida Driver's License No. _____.

[Signature]

(NOTARIAL SEAL)

Notary Public State of Florida

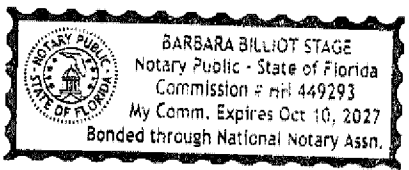


EXHIBIT “A” COVENANT ENFORCEMENT AND FINING POLICY

REDBRIDGE SQUARE HOMEOWNERS ASSOCIATION, INC. (“the Association”), being authorized to enforce the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REDBRIDGE (“The Declaration”) by any legal means authorized by the Declaration and Chapter 720, Florida Statutes, hereby establishes the following procedures for levying and imposing fines:

- A notice of a violation will be sent to the owner of the property (“parcel owner”), by an Email (if an Email is on file) and by First Class Mail at the address of record with the Association, providing the owner fifteen (15) days to bring the property into compliance or to contact the Board of Directors (“Board”) to contest the non-compliance, request an extension of time to bring the property into compliance, or notify the Board the violation has been corrected.
- Upon the failure of a parcel owner to bring their property into compliance or obtain Board approval for an extension after fifteen (15) days, the Community Association Manager will confirm all notices have been sent, provide copies of the notices to the Board, and refer the issue to the Board for levying a fine.
- The Board, upon verification of the notices, will vote, by a majority vote, at a Board of Directors Meeting, to levy a fine of not more than \$100.00 a day for the maximum amount allowed by the Florida Statute §720.305, which is \$1,000.00 for a continuing violation.
- Upon the levying of a fine by a vote of the Board, the Board will schedule a Fining Committee meeting no less than twenty (20) days in advance. The parcel owner will be sent a Notice of Hearing via Email (if an Email is on file) and by First Class Mail at the address of record with the Association, advising the parcel owner a fine has been levied and the parcel owner has a right to appear at the designed date, time and location of the hearing to dispute the fine.
- The hearing will be conducted by no less than three members of Fining Committee (“the Committee”) appointed by the Board. Such members must be no relation to any director, officer, or agent of the Association or of the parcel owner under consideration.
- Prior to the hearing, the Committee will verify the property is still in non-compliance. This will be documented in the Committee meeting minutes.
- The hearing is not open to the membership and shall be attended by the Fining Committee, the parcel owner and any tenant, guest, or invitee who may have caused the violation.
- The Committee is tasked with reviewing the evidence regarding the violation and any evidence or testimony proffered by the parcel owner who’s fine is being considered or their representative.
- The role of the Committee is limited to determining whether to approve or deny the fine levied by the Board. The Committee cannot reduce the fine or give the parcel owner

additional time to bring the property into compliance. The Committee will vote, by majority vote, to approve and impose the fine or reject the fine.

- The Board cannot override the Fining Committee's decision to reject a fine but can override the decision to impose a fine.
- The Committee shall keep meeting minutes and record the vote of each committee member.
- If the Committee votes, by a majority vote, to impose the fine, the Association shall send the parcel owner a Notice of Fine Imposed by an Email (if an Email is on file) and by First Class Mail at the address of record with the Association giving the parcel owner five (5) days from the receipt of the notice to pay the fine.
- The fine begins to accrue on the date the Committee imposes the fine.
- Any unpaid fine shall be turned over to the Association's attorney for collection after thirty (30) days.
- Any unpaid fine of \$1,000.00 or more shall become a lien against the property with the right of the Association to foreclose the lien.
- Any property which remains in non-compliance, even if the fine is paid, may be turned over to the Association's attorney for such legal action as necessary.

The authority of the Association to levy and impose fines does not prohibit the Association from utilizing any other legal means of covenant enforcement authorized by Declaration, either instead of the fining process or in conjunction with the fining process.