

ALLENBACH ACRES HOMEOWNERS' ASSOCIATION  
BOARD POLICIES  
REVISED FEBRUARY 2004

*Refer to the Bylaws of our Association regarding any Board action relating to rules/regulations/guidelines, more specifically Article IV 4.6 (g) & (h), and Article VII*

1. Any Board action must be reasonable and necessary.
2. Board rules/regulations/guidelines will generally not be enforced for at least 10 days following publication to the Homeowners, and will be temporarily suspended if 10% of Homeowners notify the Board in writing that they disagree with the policy in question. A meeting will be called within 30 days (with notification to all Homeowners): if appropriate majority does not vote to modify or revoke the policy, it will stand as published (Article VII, 7.2). No action or enforcement of a disputed policy will be attempted prior to said meeting.
3. ***Rescinded***
4. A majority of the Board must agree that the complaint is valid before any action is taken. A majority of the Board must vote to impose a fine if a published fine exists.
5. One or more of the Board members will attempt personal contact with the owner in question to notify him/her of the complaint/violation, and attempt to work out an immediate acceptable solution to eliminate the violation. The Homeowner must be notified at this time of any fine that will be or may be assessed for the violation. A majority of the Board must agree that the solution is acceptable.
- 6.. If this fails, a written notification of the complaint/violation will be mailed as soon as possible, and must include: suggestion(s) for acceptable solutions, an acceptable timeline for a solution to be implemented, and any fine to be imposed if applicable.
7. Any enforcement action taken by the Board to correct a violation or enforce collection of a fine cannot be taken without a majority of the Board agreeing to same. Any Homeowner subject to such action will be given at least 2 weeks to correct the violation after written notification of intent of the Board to take such action, and will be given a chance to appear at the next Board meeting to appeal the decision directly to the Board if he/she so requests in writing.