

**KINDERTON VILLAGE RESIDENTIAL
MASTER ASSOCIATION**

PO Box 2325
Advance, NC 27006
336-766-0440

March 26, 2013

TO: Homeowners of Kinderton Village

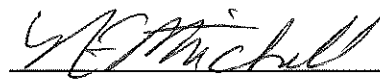
RE: Kinderton Village Fine Violation Resolution

The Board of Directors of the Master Association, along with the vast majority of responsible homeowners, is concerned with keeping our community a pleasant place to live along with protecting each homeowner's property value. By working together and enforcing the Association's Articles of Incorporation, Bylaws, and Covenants, Conditions and Restrictions ("Governing Documents"), we can help protect your property values and reduce operating costs by preventing costly lawsuits against those few who do not wish to comply with the Governing Documents.

To that end, the Board of Directors, under the authority of the North Carolina Planned Community Act and the Governing Documents of the Association, has adopted a fine violation system to address violations of the Governing Documents. Flip this page over to view the Resolution.

The Board understands that this may seem like a harsh policy to some of our homeowners. However, these actions will only affect those homeowners who refuse to fulfill their obligations to our community. It is not fair for the majority of homeowners to suffer the property value pitfalls and carry the financial burden that results when those in our community refuse to live by the Governing Documents.

Please do not hesitate to contact Wendy Gallimore, HOA Property Manager, or one of your Master Association Board members if you have questions or concerns. Refer to the KVHOA website at www.kindertonvillage.org for current names and e-mail addresses.



Norman Mitchell, President
Master Association Board of Directors

**THE GOVERNANCE OF
KINDERTON VILLAGE HOMEOWNERS ASSOCIATION**

APPENDIX B

FINE VIOLATION RESOLUTION

WHEREAS, the Master Association Board of Directors is concerned with keeping our community a pleasant place to live along with protecting each homeowner's property value.

WHEREAS, the Master Association Board of Directors, under the authority of the North Carolina Planned Community Act and the Association's Articles of Incorporation, Bylaws, and Covenants, Conditions and Restrictions ("Governing Documents"), has adopted a fine violation system to address violations of the Governing Documents.

RESOLVED, the procedural steps for the system are as follows:

A. NOTICE OF VIOLATION

A letter describing the violation and citing the appropriate Governing Document will be sent by mail to the homeowner. The letter will explain that the homeowner has ten (10) days to either correct the violation or contact the property management company to arrange for a possible extension.

If the violation is not remedied within ten (10) days, a second letter will be sent to the homeowner giving notice of the date, time and location of a hearing scheduled for that matter.

B. HEARING

The Board of Directors, or a panel appointed by the Board of Directors, will conduct a hearing to determine if the homeowner is in compliance with the Governing Documents and to hear any aggravating or mitigating factors. The homeowner will have a full opportunity to explain why they are not in violation of the Governing Documents and/or an opportunity to request a waiver.

Upon gathering all necessary information the Board of Directors, or appointed panel, will deliberate outside the presence of the homeowner and render a decision. Written notification of the decision will be sent to the homeowner.

C. FINES

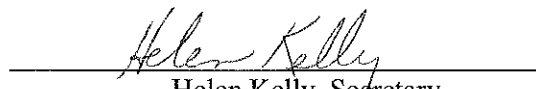
Any fine assessed will begin to accrue five (5) days after the written decision is mailed. The fine amount imposed can be up to \$100 per event, or up to \$100 per day for a continuing violation.

A lien may be placed on the property to secure any unpaid fine amounts. The Governing Documents of the Association and North Carolina Law grant the Association the authority to foreclose upon property for fines owed to the Association.

Adopted by the Board of Directors on March 21, 2013.



Norman Mitchell, President
Master Association Board of Directors



Helen Kelly, Secretary
Master Association Board of Directors