

RULES AND REGULATIONS REGARDING LANDSCAPE, HEDGES, AND FENCES

NOVEMBER 3, 2014

BACKGROUND AND PURPOSE:

Woodhaven Estate's Covenants, Conditions and Restrictions (CC&R) are legally binding provisions that apply to all property owners in the subdivision. The bylaws of the HOA provide for the creation of a Board of Directors that is charged with administering the association's business. Among the responsibilities of the Board is the enforcement of standards of appearance regarding Landscaping, Hedges, and Fences as set out in Section 8 of the CC&Rs. Interpretation of the provisions of the CC&R is also part of the Board's responsibility. The Rules provided below clarify and provide detail to the enforcement of provisions of the CC&Rs as they apply to this section.

1. General: Pursuant to Section 8 of the Covenants, Conditions, and Restrictions for Woodhaven Estates (hereinafter "CC&Rs") the Board of Directors adopts the following rules governing Landscaping, Hedges, and Fencing.
2. Maintenance by Owner: Owners are responsible to maintain Landscaping, Hedges, and Fencing in a manner as set out in Section 8 of the CC&Rs. Failure to do so may result in a fine pursuant to the rules and procedures adopted by the Board on November 23, 2010, relating to Enforcement of CC&R Violations.
3. Maintenance by the Association: At any time after assessing a fine for a violation of Section 8, the Board may take actions to remedy the violation giving rise to the fine. The Board shall provide written notice to the homeowner regarding the remedial measures and provide 30 days for the homeowner to remedy the violation. If the homeowner fails to remedy the violation the Board may take necessary steps to remedy the violation, including but not limited to, hiring a third party to complete work necessary to remedy the violation. The HOA, through its agent or otherwise, has authority to enter the homeowner's property for the purpose of remedying the violation. The Homeowner shall promptly reimburse the HOA for any costs associated with such maintenance. If the Homeowner fails to reimburse the HOA such costs within 30 days, the amount owing shall be treated as a delinquent assessment.

These Rules and Regulations were adopted on the 11 day of Nov, 2014.

**RULES AND REGULATIONS REGARDING LATE FEES, COSTS, AND
ATTORNEY FEES ON DELINQUENT ASSESSMENTS AND FINES FOR
VIOLATIONS**

NOVEMBER 3, 2014

1. General: Pursuant to Section 16 of the Covenants, Conditions, and Restrictions for Woodhaven Estates (hereinafter "CC&Rs) the Board of Directors adopts the following rules governing late fees, costs, and attorney fees for delinquent assessments and fines for violations.
2. Penalties: The Board may assess a penalty in the amount of \$25 a delinquent annual assessment. Annual assessments are delinquent if they are not paid by February 28.
3. Costs and Attorney Fees: Homeowners are responsible for any costs and attorney fees associated with the collection any assessment or fine levied by the Board. Homeowners are responsible for such costs or fees expended in association with recovery of assessments or fines regardless of whether a lien has been recorded or suit has been filed.

These Rules and Regulations were adopted on the 11 day of NOV, 2014.

**RULES AND REGULATIONS REGARDING THE RATE OF INTEREST ON
DELINQUENT ASSESSMENTS AND FINES FOR VIOLATIONS**

June 11, 2014

1. General: Pursuant to Section 16 of the Covenants, Conditions, and Restrictions for Woodhaven Estates (hereinafter "CC&Rs) the Board of Directors adopts the following rules governing the rate of interest on delinquent assessments and fines for violations.

2. Rate of Interest:
 - a. The rate of interest on past due assessments and fines for violations of the CC&Rs shall be nine percent per annum.

 - b. Interest accrues from the date that the assessment or fine becomes due and is simple interest.

 - c. Interest shall accrue on all late fees, costs, attorney fees, and any other amounts added to the original amount owing.

These Rules and Regulations were adopted on the 10 day of June, 2014.