

**RESOLUTION OF THE DEER VALLEY  
BOARD OF DIRECTORS NO. 06-04  
Use Restrictions and Rules Violations**

WHEREAS, Article VIII, Section 1 of the Protective Covenants of the Deer Valley Subdivision empowers the Board of Directors (Board) to enforce the Rules and Regulations applicable to the Property, and

WHEREAS, Article VI, Section 2 of the Bylaws of the Association defines additional enforcement rights of the Board to enforce rules and regulations of the common property, and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish procedures to enforce the Protective Covenants, ByLaws and Rules and Regulations of the Association.

NOW, THEREFORE, THE BOARD RESOLVES THAT THE FOLLOWING USE RESTRICTIONS VIOLATION PROCEDURE IS HEREBY ADOPTED:

(a) A complaint is registered to a Board member or a Covenants committee member of a violation(s) by a member. Covenants committee member(s) or Board member(s) will investigate. Or Covenants committee member(s) or Board member(s) may drive through neighborhood and note violations. Once the violation is confirmed, digital pictures are taken of violation(s) and attached to copy of violation letter for file.

(b) The Covenants Violations excel spreadsheet is kept up to date of all violations including: date violation was noted, member name, member address, date to comply, date of notification letter, type of letter sent (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>/Final).

(c) The deadlines for the first violation notification letters are as follows: Yard Violations-2 weeks, Painting/Pressure Washing-1 Month, Vehicles and other items that are to be kept out of sight-Immediate Response required. Any other violation that does not fit into this guideline will be determined by the Board.

(d) The first notification letter is to be mailed by first class mail. If the homeowner or resident's name is not known, address the envelope "DVCA Member".

(e) The second notification/demand letter is sent certified mail as soon as possible after the it has been determined that the date to comply in the first letter has expired and the violation has not resolved, return receipt requested.

(f) The third and final demand letter, provided by Deer Valley Attorney, that sets the final date to comply and monetary fines and/or DVCA. Third and final demand letters must be approved by the Board of Directors prior to delivery. Third and final letters will be sent certified mail, return receipt requested.

(f) If upon expiration of the date to comply, in the third and final letter, the resident has not

complied, notification should be sent to the Treasurer by the Covenants Committee. The Treasurer shall immediately process an invoice for the first day fine and then every seven days thereafter.

The effective date of this Resolution will be August 1, 2006

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Deer Valley Community Association, Inc., a Georgia corporation;

That the foregoing Board Resolution of said Association, as duly adopted by the Board of Directors of the Association on the day of July 11<sup>th</sup>, 2006.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this day of July 11<sup>th</sup>, 2006.

DEER VALLEY COMMUNITY ASSOCIATION, INC.

   
Secretary

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