

## **RESOLUTION ENACTED on September 19, 2024**

WHEREAS, Article 1 of the STONE RIDGE OWNERS ASSOCIATION, Inc, Article I, section 1.04 The Association shall engage in activities to benefit the Association and the owners of property in the Stone Ridge subdivisions including but not limited to the following:

Paragraph (d) the administer and enforce restrictions upon the Property contained in the CODE OF REGULATIONS and Restrictive Covenants, and

WHEREAS, the Board of Directors have determined and voted and agreed to implement the following resolution under Authority Granted to the Board,

NOW THEREFORE, the undersigned, being all the TRUSTEES of the STONE RIDGE Homeowners Association, INC., do hereby adopt the following resolution intended to provide enforcement of covenant restrictions and Board enacted resolutions; establishment of enforcement assessments for violations and providing the association with authority to file a lien against the offending owner's property if an enforcement assessment isn't timely paid.

The Board's authority to pass such rules and collect enforcement fines will follow Ohio Revised Code 5312.06(D)(5) and (D)(10)(c), as well as the non-profit corporation statute, and by Ohio Revised Code 5312.11(A)(3) and 5312.12.

Under Ohio Revised Code 5312.11(C), an owner may request a hearing before the Board.

RESOLVED, the BOARD authorizes implementation of monetary fine enforcement of \$50.00 (Fifty dollars) per day and lien placement upon a homeowner deemed not in compliance with the Code of Regulations, or Restrictive Covenants, or Board implemented resolutions and will follow the process outlined below. Lien amounts placed will be determined by the amount of unpaid enforcement assessments, collection costs, attorney's fees, and paralegal fees and all costs incurred to file a lien and collection incurred by the Board on behalf of the HOA community;

Prior to imposing a charge for damages or an enforcement assessment pursuant to this section, the board of directors shall give the owner a written notice, which may be in the form of electronic mail to an electronic mail address previously provided by the owner in writing, that includes all the following:

- (C)(1) A description of the property damage or violation;
- (2) The amount of the proposed charge or fine assessment;
- (3) A statement that the owner has a right to a hearing before the board to contest the proposed charge or assessment;
- (4) A statement setting forth the procedures to request a hearing;
- (5) A reasonable date by which the owner must cure a continuing violation to avoid the proposed charge or assessment, if such an opportunity to cure is applicable.

(D)(1) To request a hearing, the owner shall deliver a written notice to the board not later than the tenth day after receiving the notice this division requires. If the owner fails to make a timely request for a hearing, the right to that hearing is waived, and the board immediately may impose a charge for damages or an enforcement assessment pursuant to this section.

(2) If an owner requests a hearing, at least seven days prior to the hearing the board shall provide the owner with a written notice that includes the date, time, and location of the hearing.

(3) The board shall not levy a charge or assessment before holding any hearing requested pursuant to this section.

(4) Within thirty days following a hearing at which the board imposes a charge or assessment, the owner's association shall deliver a written notice of the charge or assessment to the owner.

(5) Any written notice that this section requires shall be delivered to the owner or any occupant of the dwelling unit by personal delivery, by certified mail, return receipt requested, or by regular mail.