

**HERITAGE PLACE HOMEOWNER'S ASSOCIATION  
RESOLUTION UPDATING COVENANT ENFORCEMENT POLICY**

**SUBJECT  
AND**

**PURPOSES:** Update to the fine schedule within the covenant enforcement policy in the Policies and Procedures for Heritage Place Homeowner's Association effective January 1, 2012.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.

**EFFECTIVE  
DATE:**

April 1, 2018

**RESOLUTION:** The Association amends Paragraph 5(d)(iii) of the Policies and Procedures for Heritage Place Homeowner's Association effective January 1, 2012 to include flexibility in the amount of the potential fine for failure to submit an application to ARC for approval prior to making a modification, even if the application would have been approved if it had been submitted. Paragraph 5(d)(iii) is hereby revised to state:

iii. The table of fines is set forth below. The fines may be modified or adjusted by the Board of Directors at the time of its decision in each case based on individual circumstances.

- (1) First Offense: \$50.00 fine.
- (2) Second Offense: \$100.00 fine.
- (3) Third Offense: \$250.00 fine.

Notwithstanding this table, the Board of Directors may levy a fine of up to \$500.00 for the failure to submit an ARC application and obtaining approval prior to making any modification or improvement requiring approval. The Board will determine the exact amount of the fine based on the severity of the infraction, which analysis may include how extensive the modification was. This fine may be levied even if the request would have been approved if it had been submitted in a timely fashion.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on March 14, 2018 and in witness thereof, the undersigned has subscribed his/her name.

**HERITAGE PLACE HOMEOWNER'S  
ASSOCIATION**

By:   
President