

Worthington Owner's Association Addenda to the Covenants

Enforcement Policy & Procedure (Enacted July 2005) (Amended Aug 2011)

After due consideration and acting upon the advice of counsel, the Worthington Board of Directors has voted to adopt a covenant/addenda enforcement policy. It is noted that future boards shall have the right to amend this policy, as it may deem necessary in the interests of the owners.

- A. Section 6.1 of the WOA Covenants states that the board shall have the powers and duties to: "conduct, manage and control the affairs of the ASSOCIATION and the DEVELOPMENT, and to make such **rules and regulations** therefore not inconsistent with law and this Declaration as is deemed in the best interest of the Owners."
- B. Consistent with the above, the board is in process of preparing rules and regulations for situations that may not be clearly addressed or were overlooked in our covenants. The first three such documents will detail Addenda covering trash containers, storage buildings and outdoor signs. As time permits and necessity requires, the board may issue additional Addenda clarifying the rules and regulations of the Association.
- C. No Addenda covering a rule or regulation will be adopted without at least a 3/5th majority vote of the Board of Directors.
- D. Addenda are meant to supplement the Covenants and shall be communicated to the owners via the newsletter or in a special notification from the board.
- E. (Amended August, 2011) A board member, the duly appointed Covenant Enforcement Administrator (CEA) or someone from one of the WOA committees will investigate all complaints about violations of the Covenants and/or the Addenda. The CEA will personally review all complaints and keep the Board of Directors apprised of any unusual or flagrant cases.
- F. **Enforcement Policy (Amended August, 2011)** In order to enforce the rules and regulations the Board of Directors has approved the following set of actions.
 - F.1 The CEA will prepare and mail a violation notice to the non-compliant owner providing Covenant/Addenda reference to the specific violation, a 'compliance by' date and the weekly fine amounts due for failure to take the appropriate corrective action(s).
 - F.2 The CEA (appointed by the Board of Directors) has been given the authority to assess fines from \$10 to \$100 per week depending upon the type and seriousness of the violation.
 - F.3 If corrective action is not taken as described in the violation notice, the owner in violation will be sent an invoice for the first few weeks of the "fine period". The invoice will specify the amount due and repeat the warning that if the Covenant/Addenda violation is not corrected, the fine will continue to accrue weekly until the Association sees fit to take legal action for collection through the court system.
 - F.4 As always, an owner in good standing retains the right of appeal to the WOA Board of Directors which is empowered to give due consideration to special circumstances that may allow it to waive action under certain conditions.