

**WATERFRONT GREENS PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS**

POLICY RESOLUTION NO. 2020-02

**Amending Enforcement Policy
Rescinding PR2017-02**

Enforcement Policy

AUTHORITY: The Declaration of Covenants, Conditions and Restrictions; By-laws; MD Law

EFFECTIVE DATE: July 15, 2020

WHEREAS: The Declaration of Covenants, Restrictions and Conditions and By-laws give the Board broad authority and a variety of tools to preserve and advance the community-wide standards through enforcement of the governing documents and established rules, guidelines, and policies and procedures, etc. (herein referred to collectively as "Rules"); and

WHEREAS: The Board of Directors desires to adopt a uniform and systematic policy to address enforcement of the Association's Governing Documents and Rules; and

WHEREAS: An enforcement policy is designed to guide the Board in acting to restore a homeowner's compliance with the Association Governing Documents and Rules through a process that is fair, efficient, and effective;

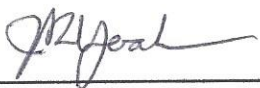
BE IT RESOLVED THAT: The Board of Directors of Waterfront Greens Property Owners Association, Inc., a corporation organized in Maryland on October 8, 2004, adopts the following:

- a. Any owner, member of Board of Directors or Architectural Committee member, or POA Manager may file a complaint of a possible covenant or rule violation.
- b. The Board of Directors shall determine if the complaint has merit and, if so, will notify the alleged offending owner in writing.
- c. Within certain time limits, the owner will be given an opportunity to contest the alleged violation and provided the opportunity for a hearing.
- d. Owner shall be entitled to a timely decision.
- e. Sanctions, including fines, for violating Association covenants or rules may be imposed as determined by the Board of Directors.

Certification

I, the undersigned, as the Secretary of Waterfront Greens Property Owners Association do hereby certify that the Board of Directors, on the 14th day of July, 2020, at a duly called meeting of the Board of Directors, with a quorum present, and by a majority of 5, adopted this resolution.

Witness my signature this 19th day of August, 2020.



**James Yoakum, Secretary
Waterfront Greens POA**