

SUPPLEMENT TO DECLARATION

**RESOLUTION OF THE BOARD OF DIRECTORS  
FOR THE COTTAGES AT TEMPLE VIEW HOMEOWNERS  
ASSOCIATION**

**VIOLATION FINES AND PENALTIES POLICY**

Pursuant to The Cottages At Temple View Homeowners Association CC&Rs recorded in the Office of the County Recorder of Salt Lake County, Utah, the following policy will be formed:

**Whereas**, the Cottages At Temple View Homeowners Association is a Utah Corporation duly organized and existing under the laws of the State of Utah;

**Whereas**, the governing documents of The Cottages At Temple View Homeowners Association empowers the Board of Trustees to administer the affairs of the Association and enforce the provisions of the Articles, Bylaws, and the Declaration, and,

**Now, therefore, be it resolved that** The Cottages At Temple View Homeowners Association establishes and adopts the following resolution in regards to establishing a violation fine and penalty policy.

Upon receipt of a written complaint alleging a violation of the CC&Rs, Rules, or Architectural Standards and Guidelines from an Association Member or resident, a report by a Member of the Board, (or designated agent), the following procedures will be adhered to:

**Violation Procedures**

The following is the violation Policy and Procedure for non-compliance with the CC&Rs and rules as adopted by the Board of Trustees.

1. First Violation:

- a. A "Courtesy Notice" and "Resolution" (aka "Response Form") will be mailed to the offending Member stating the area of non-compliance and the necessary corrective action. The Member is encouraged to communicate with the Board (or Management if applicable) at this level of notification by returning the Resolution. This communication may, and usually does, prevent further action.

2. Second Violation (Same offence.):

- a. If the violation is not corrected within 14 days or upon the next property inspection, a "Notice of Non-Compliance and Hearing" will be sent by first class mail to the Member.
- b. A hearing will be scheduled for the Member to appear before the Board

11524070  
11/28/2012 03:26 PM \$60.00  
Book - 10081 Pg - 9670-9674  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
EUGENE CAMPBELL  
1651 PEACEFUL CIR  
SOUTH JORDAN UT 84095  
BY: DDD, DEPUTY - 01 5 P.

in Executive Session to discuss the violation.

- c. Upon completion of the hearing (whether or not the Member is present), the Board will make a determination based on the facts presented.
- d. A "Hearing Results Letter" will be sent to the Member indicating the Board's decision. A fine may be assessed to the Member's account at this time, if applicable.

3. Third Violation (Same offense.):

- a. A **violation fine** will continue to be assessed to the Member's account for each week until the violation is corrected. See fine schedule below.

4. Maximum Fine (Same offense.)

Fines for a single violation reaching \$1,000.00 will/may be referred to the Board for approval and forwarded to the Association's Attorney for Additional action. These actions may include, but are not limited to: formal notice of intent, arbitration, court injunction, and or any judicial action that may be prudent. All additional legal costs for these actions will become the responsibility of the Member as specified below.

5. Fine Schedule

Fines will be commensurate with the severity of the violation, but must not exceed \$100 for each violation or a total amount of \$1,000.00, whichever is less. The limitations on the amount of the fine do not apply to any interest, charges, or costs that may be collected by the Association should the fines become past due nor do the limitations apply for continuing violations or health and welfare violations.

Violation Fines:	First Offense =	\$50.00
	Second Offense =	\$75.00
	Third Offense =	\$100.00

Daily offense after the third offense is \$100.00 a week with a maximum of Of \$1000.00 before turned over to the Associations Attorney for further action.

6. It is the position of the Board with regard to issues of non-compliance, with the exception of parking, that each "failure to comply" specifically refers to the one action being addressed on the initial date of non-compliance. At such time as a resolution is met on any given issue that issue is resolved and any subsequent violations of a similar nature become new non-compliance issues.

APPROVED AND ADOPTED By the Board of Trustees on this day of 11/21/12

**CERTIFICATION OF THE PRESIDENT AND SECRETARY**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT: (1.) I am the duly elected or appointed and acting President of the Board of Trustees of The Cottages at Temple View Homeowners Association, a Utah non-profit corporation and (2.) The foregoing Resolution for Violation Fines and Penalties Policy for The Cottages at Temple View Homeowners Association, comprising 3 pages including the signature page, constitute the Resolution for Violation Fines and Penalties Policy of the Governing Documents, by a vote of the Board of Directors at the meeting of the Board on NOVEMBER 21, 2012

By: Bryana L. Campbell  
President

I, the undersigned, do hereby certify that: (1.) I am the duly elected or appointed and acting Secretary of the Board of Trustees of The Cottages at Temple View Homeowners Association, a Utah based non-profit corporation and (2.) The foregoing Resolution for Violation Fines and Penalties Policy for The Cottages at Temple View Homeowners Association, comprising 3 pages, including the signature page, constitute the Resolution for Violation Fines and Penalties Policy of the Board of Directors at the meeting of the Board on NOVEMBER 21, 2012

By: Debra J. Stetson  
Secretary

State of Utah )  
                  ) §  
County of Salt Lake )

Subscribed and sworn to before me on this 28th  
day of November, in the year 2012 by

Bryana L. Campbell



RXLP COTTAGES AT TEMPLEVIEW PH 1 CONDO AMD  
 B FLG BLK/BLDG IND FLG LOT/QUAR

BLK, LOT-QUAR  
 PARCEL NUMBER

OBSOLETE?

U	1	27-10-204-001-0000
U	2	27-10-204-002-0000
U	3	27-10-204-003-0000
U	4	27-10-204-004-0000
U	5	27-10-204-005-0000
U	6	27-10-204-006-0000
U	7	27-10-204-007-0000
U	8	27-10-204-008-0000
U	9	27-10-204-009-0000
U	10	27-10-204-010-0000
U	11	27-10-204-011-0000
U	12	27-10-204-012-0000
U	13	27-10-204-013-0000
U	14	27-10-204-014-0000
U	15	27-10-204-015-0000
U	16	27-10-204-016-0000
U	17	27-10-204-017-0000
U	18	27-10-204-018-0000
U	19	27-10-204-019-0000

RXLP COTTAGES AT TEMPLEVIEW PH 1 CONDO AMD  
 B FLG BLK/BLDG IND FLG LOT/QUAR  
 END OF LIST

BLK, LOT-QUAR  
 PARCEL NUMBER

OBSOLETE?

U	20	27-10-204-020-0000
U	21	27-10-204-021-0000
U	22	27-10-204-022-0000
U	AREA	27102040230000
U	AREA	27102040240000
U	AREA	27102040530000
U	AREA	27-10-204-054-0000

YES  
 YES  
 YES

RXLP COTTAGES AT TEMPLEVIEW PH 2 CONDO AMD  
 B FLG BLK/BLDG IND FLG LOT/QUAR  
 \*\*\* INVALID PARCEL NUMBER \*\*\*

BLK, LOT-QUAR  
 PARCEL NUMBER

OBSOLETE?

U	23	27-10-204-025-0000
U	24	27-10-204-026-0000
U	25	27-10-204-027-0000
U	26	27-10-204-028-0000
U	27	27-10-204-029-0000
U	28	27-10-204-030-0000
U	29	27-10-204-031-0000
U	30	27-10-204-038-0000
U	31	27-10-204-037-0000
U	32	27-10-204-036-0000
U	33	27-10-204-035-0000
U	34	27-10-204-034-0000
U	35	27-10-204-033-0000
U	36	27-10-204-032-0000
U	37	27102040390000
U	38	27-10-204-040-0000
U	39	27-10-204-041-0000
U	40	27-10-204-042-0000
U	41	27-10-204-043-0000

YES

RXLP COTTAGES AT TEMPLEVIEW PH 2 CONDO AMD				BLK, LOT-QUAR	
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE?
END OF LIST					
		U	42	27-10-204-044-0000	
		U	43	27-10-204-045-0000	
		U	44	27-10-204-046-0000	
		U	45	27-10-204-052-0000	
		U	46	27-10-204-051-0000	
		U	47	27-10-204-050-0000	
		U	48	27-10-204-049-0000	
		U	49	27-10-204-048-0000	
		U	50	27-10-204-047-0000	
		U	AREA	27102040530000	YES
		U	AREA	27-10-204-054-0000	

PF5=RKKP PF7=RXAB ENTER=NEXT PF12=PREV PF10=LAST  
 LINE DOWN AND ENTER=RXPN PF1=VTDI PF4=RETURN TO RXEN