BOARD RESOLUTION ADOPTING FINE AMOUNTS FOR VIOLATION OF THE GOVERNING DOCUMENTS FOR MCEVER WOODS HOMEOWNERS ASSOCIATION, INC.

WHEREBY, Article 6, Section 1 of Covenants, provides in part that *the Board may, from time to time, without consent of the Members, promulgate, modify, or delete other use restrictions and rules and regulations applicable to the Community;*

WHEREBY, Article 12, Section 1 of the Association's Covenants regarding "Enforcement", provides that *Each Owner and Occupant shall comply strictly with the Bylaws, the rules and regulations, as they may be lawfully amended or modified from time to time, and with the covenants, conditions and restrictions set forth in this Declaration and any such restrictions which may be placed in the deed to such Owner's Lot, if any. The Board may impose fines or other sanctions, which shall be collected as provided herein for the collection of assessments*;

WHEREBY, the Board wishes to establish reasonable fine amounts based upon those typically imposed by associations in the Atlanta-metro area; and

WHEREBY, the Board has determined that it is in the best interest of the Association that Owners have advanced notice of said fine amounts.

WHEREFORE, the following fine amounts are hereby adopted by the Board, and are effective upon sending copies of this Resolution to all the Owners.

Fine Amounts for Violation of the Governing Documents

I. DAILY FINES FOR ONGOING VIOLATIONS

Daily Fine for Most Violations: $25
The fine amount for all types of violations under the Governing Documents (other than those listed below as specific per incident fines) will be $25 per day, per violation, until such time as the violation is corrected, including, but not limited to, landscaping maintenance and home maintenance.

Daily Fine for Leasing Violations: $50
Due to the high rental value of homes located in McEver Woods subdivision, the fine amount for violation of any leasing restrictions shall be fifty dollars ($50) per day, until such time as the violation is corrected.

II. FINES PER INCIDENT FOR SPECIFIC TYPES OF VIOLATIONS

Amenity Rule Violation Per Incident: $150
There shall be a set fine in the amount of $150 per incident for a violation of a posted rule at the Basketball Courts, Pool, or any other Association property.

Other Per Incident Fines For Specific Violations
The following violations will incur the listed fine amounts, per incident, instead of the daily fine:
1. *Parking Outside of Designated Area*- $75
2. *Not Picking-Up After Pet, or Pet Off Leash*- $75
3. *Not Removing Emptied Trash Bin from Street 48 Hours After Scheduled Trash Day*- $75

III. FLAT FINES **IN ADDITION TO** ANY APPLICABLE DAILY FINES

Architectural Approval Violation: $150
There shall be a set fine in the amount of $150 for making a modification to a Lot (including the exterior of the dwelling) without first obtaining written pre-approval. This flat amount is in addition to any daily fines incurred because the unapproved modification itself is in violation of the governing documents.

Violation of Leasing Procedures & Regulations: $150
There shall be a set fine in the amount of $150 for a violation of a required leasing procedure or leasing regulation. This flat amount is in addition to any daily fines incurred due to an ongoing, unapproved lease.

Unapproved Removal of Tree: $150
There shall be a set fine in the amount of $150 for each tree removed without the required, written pre-approval. This flat amount is in addition to any daily fines incurred until such time as there has been replanting as approved by the Association.

Required Procedure
The Association may only levy a fine after complying with the required notice procedures contained in Article III, Section (C)(21) of the Bylaws, including disclosure of right to appeal.

The foregoing Fine Amounts were adopted by resolution of the Board of Directors on this 3rd day of July, 2026 as indicated by signatures below.

Signature: Sakeerah Ervin

SAKEERAH ERVIN (PRESIDENT)
Print Name & Position

Signature: A. Rab

Abby Rabah - Secretary
Print Name & Position

Signature: Debra Von Gonten

Debra Von Gonten (Treasurer)
Print Name & Position

Signature: _____

_____
Print Name & Position