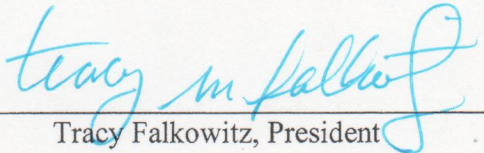


Policy On Notice of Violation Of CCRs

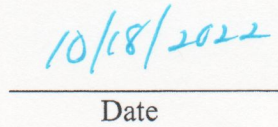
In accordance with Florida law, only a Licensed Community Association Manager (LCAM) has authority to issue notices of violation of the Association's Covenants, Conditions and Restrictions (CCRs). It is the Board's preference that to the maximum reasonable extent possible an LCAM personally observe any conditions that may constitute a violation, and to provide photographic evidence of the violation if possible, before issuing a Notice of Violation. If complaints of violation are received from residents, where possible during normal duty hours the LCAM should make a personal inspection before issuing a Notice of Violation.

However, circumstances may exist that makes personal observation of a violation by the LCAM difficult or impossible. Personal observation by an LCAM is not required by Florida statute, rule or regulation; however, any Notice of Violation or fine imposed without personal observation by the LCAM must sufficient to be admitted as evidence in court. In such circumstances the LCAM may issue a Notice of Violation based on 1) Written testimony of multiple witnesses; 2) Video, photographic or audio evidence of violation accompanied by an affidavit of the person reporting the violation; 3) Other evidence approved by the Association's Counsel. If relying on testimony of witnesses or evidence provided by them complaining of the violation, those witnesses must agree to testify in court if necessary, in the event legal proceedings result. Without such assurance, it is policy of the Board that no Notice of Violation be issued. However, with Board approval a warning, short of the full Notice requirements required by law may be issued to the violator, stating that the condition or activity has been reported and should be remedied, or Notices of Violation may be forthcoming.

For the Board



Tracy Falkowitz, President



Date