

RESOLUTION

Regarding the Bent Tree Plantation Home Owners Association Rules Enforcement Procedures

WHEREAS Bent Tree Plantation Home Owners Association has a Master Declaration, Bylaws, and Rules and Regulations and.

WHEREAS Bent Tree Plantation Home Owners Association empower the Board of Directors to enforce the Declaration, Bylaws, and Rules and regulations, and.

WHEREAS the North Carolina General Statutes 47F-102 (12), North Carolina Planned Community Act specifies, After notice and an opportunity to be heard, the board may impose reasonable fine or suspend privileges or services provided by the association(except right of access to lots) for reasonable periods for violations of the declaration, bylaws, and rules and regulations of the association.

NOW, THEREFORE, BE IT RESOLVED THAT Bent Tree Plantation Home Owners Association will enforce said Declarations, Bylaws, and Rules and Regulations with the following procedures:

Any owner, resident, or group of owners or residents may bring a complaint of a rule violation. In addition, a complaint may also be brought as a result of regular community inspections by the Management Company and/or the Bent Tree Plantation Board of Directors.

Upon receipt of a complaint and verification of a rule violation of the Master Declaration, Bylaws, and Rules and Regulations, a letter shall be sent to the alleged violator, within 10 days, stating the alleged violation and the remedy to correction the violation.

The lot owner in violation shall be given notice of the violation, opportunity to be heard and to present evidence. The evidence will be present to the Adjudicatory Panel, who is appointed by the Board of Director, by authority of North Carolina Statute 47F-3-107.1. They shall render their decision to the violator. A fine not to exceed \$100 may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G.S. 47F-3-116. If it is decided that a suspension of planned community privileges or services shall be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured. The lot owner may appeal the decision of an adjudicatory panel to the full executive board by delivering written notice of appeal to the executive board within 15 days after the date of the decision. The executive board may affirm, vacate, or modify the prior decision of the adjudicatory body.

The Master Declaration violations have specific fines and these fines shall be imposed on any violation of the declaration. Shall a fine be imposed on the violator, standard collection action will be pursued which includes filing a lien on the property for nonpayment of the fine and ultimately, foreclosure.

WHEREAS, the Board of Directors of Bent Tree Plantation Home Owners Association is empowered to govern the affairs of the Home Owners Association.

WHEREAS, it is the intent that this rule shall be applicable to all owners, tenants, guest, invitees, or any other who have vehicles entering upon the private streets and common areas and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED THAT THIS RESOLUTION IS HEREBY ADOPTED BY THE BOARD OF DIRECTORS.

In no event shall the Association's failure to enforce any covenant restriction or rule provided for in the Master Declaration, Bylaws or the Rules constitute a waiver of the association's right to later enforce such provision or any on covenant, restriction or rule.

Approved: Date April 12, 2011

Board of Directors: Pat Boyd President, Kurt Hardee Vice President, Marcia Heady Secretary, Keith Harris Treasurer, Archie Chinn ARC Chairman