

**RESOLUTION  
OF THE  
TANOVA AT ELK MEADOW MASTER HOMEOWNERS ASSOCIATION  
REGARDING COVENANT ENFORCEMENT**

**SUBJECT:** Adoption of a policy and procedure for enforcing the Covenants of the Association.

**AUTHORITY:** The Master Declaration and Bylaws of the Association, and Colorado law.

**EFFECTIVE DATE:** January 1, 2007

**RESOLUTION:**

Details regarding Restrictive Covenants, Obligations, and Use Restrictions may be found in Section 7 of the Master Declaration of Covenants, Conditions and Restrictions for Tanoa at Elk Meadow (MDCCR) document, and Section 1 of the First Supplement to the MDCCR. The Board of Directors hereby adopts the following Policy and the enforcement of these Covenants.

Should a Lot Owner be deemed to be in violation of Covenants as per the restrictions set forth above, a 1<sup>st</sup> Written Notice of Violation shall be mailed by the Architectural Control Committee (ACC) containing the following information:

- Description of the violation.
- Section within the MDCCR or 1st Supplement Documents which relate to the violation.
- Specific date by which Lot Owner must come into compliance with the Covenants, which shall be 30 days from the date of the written notice of the violation.

Should a Lot Owner fail to come into compliance with the Covenants by the date specified in the 1<sup>st</sup> Written Notice of Violation, a 2<sup>nd</sup> Written Notice will be mailed containing the following information:

- Reiteration of the violation.
- Fine amount for failure to comply with the 1<sup>st</sup>. written notice, which shall be Twenty-Five Dollars (\$25.00).
- Notice that unpaid fines shall be subject to an interest rate of prime rate plus two percent (2%).
- Date by which the Violation must be corrected by the Lot Owner to avoid further fines and/or actions by the Master Association against the Lot Owner.

- Notice that the fine shall increase to Forty Dollars (\$40.00) a day from the date specified in this 2<sup>nd</sup>. Written Notice of Violation until the violation is corrected and the corrective action approved by the Tanoa ACC.
- Notice that should the Lot Owner fail to comply by the date specified then the matter may be referred to Legal Council for determination of actions to be taken against the Lot Owner, including any and all measures outlined in Section 7.4 and Section 7.8 of the MDCCR.

**PRESIDENTS  
CERTIFICATION:**

The undersigned, being President of the Tanoa at Elk Meadow Master Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved by the Board of Directors of the Association, at a duly called and held Meeting of the Board of Directors of the Association on December 4, 2006 and in witness thereof, the undersigned has subscribed his name.

Tanoa at Elk Meadow Master Homeowners  
Association  
a Colorado nonprofit corporation,

By: John J. Moore (Current THOA President)  
On behalf of the THOA Board