

CAPRI PARK HOMEOWNERS ASSOCIATION

Resolution of the Management Committee

WHEREAS, "Declaration," as referred to herein, is the Declaration of Covenants, Conditions and Restrictions of the Capri Park Condominium Owners Association, properly recorded in the Salt Lake County Recorder's Office;

WHEREAS, "Bylaws" are the Bylaws of Capri Park Condominium Owners Association;

WHEREAS, "Rules" are the Rules and Regulations of the Capri Park Condominium Owners Association, as authorized by the Declaration and Bylaws;

WHEREAS, the Management Committee is charged with protecting the livability, property values, and integrity of the covenants, conditions and restrictions of the Association;

WHEREAS, from time to time Owners fail to abide by the terms of the Association's Declaration, Bylaws or Rules and Regulations;

WHEREAS, the Management Committee may deem it necessary, on a case-by-case basis, to levy fines for violations of the Associations' Declaration, Bylaws or Rules and Regulations rather than initiating a lawsuit to correct behavior that can otherwise corrected by the use of such "fines;"

WHEREAS, the authority to levy fines is consistent with the authority granted to the Management Committee pursuant to the Declaration;

WHEREAS, after giving notice and an opportunity to be heard pursuant to the policies of the Association and Utah Code Ann. 57-8-37, the Association may levy reasonable fines for violations of the Declaration, Bylaws and Rules of the Association;

NOW, BE IT RESOLVED, the Management Committee of the Capri Park Condominium Homeowners Association desires to adopt a formal schedule of fines by which all owners will be bound in the event of a covenant, bylaw, or rule violation;

NOW, BE IT FURTHER RESOLVED, that the following schedule of fines attached as Exhibit "A," which may be amended and revised from time-to-time, is adopted;

NOW, BE IT FURTHER RESOLVED, that nothing herein shall limit the authority of the Management Committee to enforce the Declaration, Bylaws or Rules of the Association by any and all means permitted by law, in addition to the levying of fines, as may be deemed necessary.

EXHIBIT "A"-SCHEDULE OF FEES AND FINES

Notice: All fines are subject to prior written notice and a period of 48 hours to cure the violation as required by the Utah Condominium Ownership Act unless an emergency situation. Cumulative fines for any single, continuing offense may not total more than \$500.

Unauthorized storage of personal items in Common Areas	
A. First Notice of Violation	\$25
B. Second Notice of Violation	\$50
C. Third Notice of Violation	\$100
Nuisance, noxious, destructive or offensive activity	
A. First Notice of Violation	\$100
B. Second Notice of Violation	\$250
C. Third Notice of Violation	\$500
Unauthorized structural alterations to units	
A. First Notice of Violation	\$100
B. Second Notice of Violation	\$500
Plus owner has to pay for restoration.	
Improper window coverings	
A. First Notice of Violation	\$25
B. Second Notice of Violation	\$50
Unauthorized commercial activities	\$100
Improper sign, window display or advertising	\$25
Pet restriction violations	
A. First Notice of Violation	\$25
B. Second Notice of Violation	\$50
C. Third Notice of Violation	\$100
General parking violations:	
Broken down non-operable vehicle	
Resident parking in visitor stall	
Unauthorized parking in a resident stall	
Repairing vehicles in parking stall in excess of 24 hours	
Unauthorized parking of trailer, motorcycle, truck, camper, boat, boat trailer or other recreational vehicle	

A.	First Notice of Violation	\$50
B.	Second Notice of Violation	\$100
C.	Third Notice of Violation	\$250
Violation of lease/rent restriction		\$100
Non-conforming antennas and satellites		\$50
(Resident must submit request with the understanding of their responsibility if antennas cause damage.)		
Obstruction, damage or interference with use of common elements/areas		\$100
Smoking (resulting in smoke drifting or penetrating into another unit) or other violations of Capri Homes and Utah Clean Air Act		\$100
Landscaping restriction violations		\$50
Plus cost of restoring		
Unauthorized exterior lighting or noise making devices		\$50
Other violations of the Association Declaration, Bylaws, or Rules and Regulations not set forth above		\$50

The above fines may be imposed on a one-time, per occurrence, or continuing daily, weekly, or monthly basis as determined by the Management Committee. All fines levied by the Association are the personal obligation of the offender or the specific unit owner, and shall be added to the Owner's ledger, and shall become a lien on the Owner's lot, to the extent permitted by law.

ATTEST:

Jerry M. Matheson

President

Gret Salomon

Secretary

Date: May 9, 2008