

Parkside at Slaughter Creek HOA

C/o Goodwin Management, Inc.
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RESOLUTION

Date: 5/5/2010

The Board of Directors is charged with the responsibility for enforcing the provisions of the declaration, and to seek damages/relief in a fair and uniform manner.

This Resolution is in regards to Nuisance Violations and the Fine Enforcement Policy that has been enacted to protect the Community and Homeowners.

Under Section 3.02 entitled Reasonable Enjoyment, the Board will enact and enforce an aggressive fine policy.

There will be two ways in which a homeowner may receive a Nuisance Violation. Any homeowner can contact the Management Company regarding a Nuisance Violation. This would include, but is not limited to loud music, loud vehicles, loud behavior, inappropriate behavior, endangerment to property, excessive vehicles, and barking dogs. These violations must be documented either by photo or by the 311 phone calls made to report these violations. Documentation MUST be included when reporting these types of violations, as most of these violations will only be witnessed by the reporter.


The second way, in which a homeowner may receive a Nuisance Violation, would be directly from the Board of Directors.

For each Nuisance Violation, the Board has adopted the following schedule of fines:

- First Offense- Warning letter will be issued with no fine
- Second Offense- Warning letter will be issued with no fine
- Third Offense- \$250.00 fine will be assessed to the Homeowner
- Repeat Violations-HOA Attorney will issue a letter of intent to file suit

These fines are in addition to the normal fine policies for other CCR violations.

The above Nuisance Violation and Fine Enforcement Policy schedule may also be used on excessive violations for yard maintenance, trash cans, and may only be enforced with a majority board approval.



President of the HOA

5-5-10
Date