

Waterfront District Homeowners Association, Inc

Resolution of the Board of Directors
Suspension of Privileges
Effective May 1, 2017

WHEREAS, "Master Declaration" is the "Declaration of Covenants, Conditions and Restrictions for Waterfront District" pertaining to and affecting Waterfront District; "Association" is the Waterfront District Homeowners Association; "Bylaws" are the Bylaws of Waterfront District Homeowners Association; and, "Board" is the Waterfront District Board of Directors.

WHEREAS, Article V, Section 5.4 of the Master Declaration directs that the affairs of the Master Association shall be conducted and managed by a Board.

WHEREAS, Article V, Section 5.5 of the Master Declaration and Article VII of the Bylaws vests the Board with the powers and duties to perform any and all acts which may be necessary to, proper for or incidental to the property management and operation of the Common Areas and its other assets, to adopt, amend and repeal rules and regulations, including suspension of privileges and monetary fines for infractions of the rules and regulations.

WHEREAS, "Enforcement Resolution", effective July 1, 2016, defines the Association's updated procedure for enforcing rules, covenants and restrictions in accordance with Idaho Law. (HOA Fine Statute I.C. §55-115).

WHEREAS, in order to maintain the pleasant living environment for which Waterfront District was created, the Board deems it necessary to adopt a uniform method of procedures outlining the manner with which the Association will deal with the Suspension of Privileges applicable to all members and their activities consistent with the covenants and policies of the Association. This method of procedures may be modified from time to time as the Board determines to be in the interest of the Association.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures be adopted:


When a member account becomes "non-compliant" or "not-in-good-standing", and that status is reported to the management company or Board, the following process will be followed.


1. The member will be identified and their address will be noted and the cause of the non-compliance or not-in-good-standing status will be recorded.
2. A violation ticket or notification will be submitted to the Association management company and copied to the Board.
3. The management company will contact the member and relate the non-compliance or not-in-good-standing status to them, along with the cause and indicate that their privileges for access and use of the community center amenities and property will be suspended. The owner may contact a member of the board to discuss the "non-compliance" violation at any point during this process
4. Additionally, the duration of the suspension of privileges will be conveyed to the owner.
5. If the non-compliant or not-in-good-standing status is removed through remedy of the underlying cause, the owner will be informed and privileges for access and use of the community center amenities and property will be restored.

6. If the non-compliance or not-in-good-standing status is not resolved within 30 days, the Board will determine if the violations warrant utilizing the Enforcement Resolution which may include a fine and/or legal action, as an additional encouragement to cease the violations.

Adopted this 8th day of May, 2017.

I hereby certify that this procedure was adopted by the vote of the Board at a properly-called meeting of the Board of Waterfront District Homeowners Association, Inc.


Name: Craig Weaver
President


Name: Becky Bunderson
Secretary