

WINONA LAKES PROPERTY OWNERS ASSOCIATION

RESOLUTION NO: WLPOA-10-17-2015-3

SUBJECT: **LITTERING ON COMMON GROUNDS RULE**

DATE APPROVED: October 17, 2015

WHEREAS, the Winona Lakes planned community includes common area;

WHEREAS, the Winona Lakes Property Owners Association (the "Association") holds legal title to the common areas, including its private roads and parking areas;

WHEREAS, the Association's purpose includes fostering, developing and maintaining the health and safety of its members and the general welfare of the owners;

WHEREAS, the Association is legally authorized to adopt and enforce rules for use of the common areas;

WHEREAS, it is in the Association's best interest to regulate activity at the Clubhouse;

NOW THEREFORE, be it resolved that the following Rule is adopted regarding littering on common grounds within the Association:

GENERAL RULE: Garbage, debris, and/or junk is prohibited from being dumped on any common ground of the Association including any private road maintained by the Association or improved/unimproved lot located within the Association.

(a) Unit Owners shall be responsible for their own actions as well as the actions of any family member, tenant or guest.

(b) Violations of this Rule will be fined in accordance with the following schedule:

FIRST OFFENSE - \$250.00

SECOND OFFENSE - \$500.00

THIRD OFFENSE AND SUBSEQUENT OFFENSES - \$1,000.00

(c) The Association reserves the right, at any time, to pursue legal action to enjoin the violation of this rule by any person and shall recover attorney fees and costs incurred in the enforcement of said action.