

**WINONA LAKES PROPERTY OWNERS
ASSOCIATION**

RESOLUTION NO: WLPOA-2-21-2015-1
SUBJECT: **UNSIGHTLY PROPERTY RULE**
DATE APPROVED: February 21, 2015

WHEREAS, the Winona Lakes planned community includes common area improved with a Clubhouse;

WHEREAS, the Winona Lakes Property Owners Association (the "Association") holds legal title to the common areas, including the Clubhouse;

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 that are in the best interest of the members;

NOW THEREFORE, be it resolved that the following Rules are adopted regarding unsightly properties within the Association:

1. The Winona Lakes Property Owners Association Covenants Schedule A #11 states that all garbage, trash and rubbish shall be kept in sanitary containers at all times, and promptly removed. No unlicensed motor vehicles or farm implements, and no junk, building materials or other items that would tend to degrade the Winona Lakes Development, shall be kept on the premises. The grantee agrees to remove any such items within five (5) days after notice from the grantor, and in the event same are not removed within five (5) days, the grantor reserves the right to enter onto the premises hereby conveyed, for the purpose of removing any said items, and the grantee agrees to pay the reasonable cost of said removal.

2. In addition to paying reasonable cost of said removal, Owner-members found to be in violation of this rule will be subject to a fine in accordance with the following schedule:

FIRST OFFENSE - \$250.00

SECOND OFFENSE - \$500.00

THIRD OFFENSE AND SUBSEQUENT OFFENSES - \$1,000.00