

# Tradition at Willbrook Plantation ARB Violations

WHEREAS the Board of Directors of Tradition at Willbrook is charged with further defining the

Covenants, Conditions and Restriction as defined in the Declaration of Covenant, Conditions and Restrictions.

WHEREAS the Board of Directors has the authority to adopt and publish rules and regulations governing the use of the Common Properties, amenities and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

WHEREAS the Board deems it to be in the best interests of the Association and its members to adopt a process for the enforcement of "Use Restrictions", and/or other duly adopted "Rules and Regulations" of the Association, that is consistent with applicable provisions of the governing Bylaws and Declaration of Covenants, Conditions and Restrictions;

NOW, THEREFORE, BE IT RESOLVED:

|  |          |
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| Tree Removal without prior ARB approval/permit                           | \$100.00 |
| Roof, window, driveway, walkway without ARB approval/permit              | \$300.00 |
| Exterior additions (sun room, porches, etc.) without ARB approval/permit | \$500.00 |
| Renting a house with less than a 6 month lease                           | \$500.00 |
| House swapping   | \$500.00 |
| Any change to the exterior of the house without a permit                 | \$300.00 |

PLEASE NOTE: All fines are subject to late fees and interest.

This resolution was passed by a unanimous vote of the Board of Directors of the Association at a duly called meeting on August 22, 2024.

This Fine Policy Resolution shall become effective to amend and replace any existing fine resolutions on September 1, 2024. The Revised Fine Policy Resolution has been emailed and mailed via USPS to the mailing address of the owner of record.