

RESOLUTION OF THE BOARD OF DIRECTORS OF RISS LAKE COMMUNITY ASSOCIATION

Covenant Enforcement

WHEREAS, the Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Riss Lake, as amended, (hereafter "Declaration") grants the Board of Directors of Riss Lake Community Association ("Association") with the power to enforce all covenants, restrictions, easements and charges contained in the Declaration;

WHEREAS, the Board of Directors desires to promote the health, safety and general welfare of all residents within the Association and to enhance and protect the value, desirability, and attractiveness of all property within the community known as Riss Lake by adopting guidelines and procedures to address concerns and complaints about the enforcement of the Declaration and its covenants, restrictions, easements and charges;

LET IT BE RESOLVED that the following covenant enforcement procedures will be followed:

1. **Effective Date.** These rules and procedures shall become effective ten (10) days after notice of their enactment is mailed to all owners.

2. **Complaints.** The Board of Directors will investigate all Declaration violations that are reported to the Board of Directors (or the Association's property manager) in writing and signed by the complainant within thirty (30) days after those complaints are sent to the Board. Inquiries or complaints which, in the opinion of the Board, lack sufficient detail may be returned without further investigation. The Board may investigate inquiries about violations from Board Members.

3. **Notification to Owners.** If the investigation shows the report of violation is accurate, the Board shall give written notice by registered mail, return receipt requested, to the owner setting forth in reasonable detail the nature of such violation or breach and the specific action or actions which shall be taken by the owner to remedy such violation or breach. The notice shall give the owner thirty (30) days to cure the violation or to submit a plan to remedy the violation. Alternatively, the owner may request a hearing with the Board of Directors to appeal the notice of violation. Once an appeal is received, the Board shall hold an appeal meeting within 45 days to review the matter with the property. If the appeal meeting does not take place within 45 days, the matter is considered dropped. The Board's decision on the appeal is final.

4. **Fines.** If the owner does not request a hearing or if the Board determines that a violation or breach exists after a hearing, the Board may levy a fine of \$100 per occurrence against the property owner who has violated or breach the Declaration. If the violation or breach is not corrected within thirty (30) days after the initial fine is assessed, the Board by levy an additional fine of \$100.

5. **Collection Provisions.** All fines, costs and expenses necessary to enforce this policy shall be an assessment against the owner's property and subject to all lien and collection powers of the Association.

6. **Unresolved Violations.** After the expiration of sixty (60) days following notice of a violation which no hearing is requested or alternatively after an appeal meeting, the Board may:

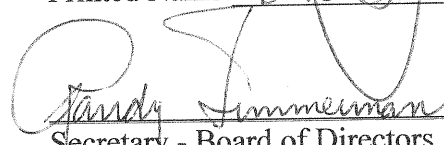
- 6.a. Suspend the rights or privileges of the owner relating to use of any common property within the Association and suspend the voting rights of the owner. Suspend rights for trash collection or other related services provided by the Association at the benefit of the owner.
- 6.b. Pursue all rights of action available at law or in equity including, but not limited to the remedy of injunctive relief and obtaining a monetary judgment for all costs, expenses, including reasonable attorney fees, and damages.
- 6.c. Through the Association's agents and employees, enter at all reasonable times upon any lot to which a violation, breach or other condition to be remedied exists, and take the actions specified in the notice to the owner to abate, extinguish, remove or repair such violation, breach or other condition which may exist thereon contrary to the provisions hereof. Such entry or action, or both, shall not be deemed to be a trespass or wrongful act. All costs and expenses, including reasonable attorney fees incurred by the Association or on its behalf in enforcing such violation, shall be a binding personal obligation of such owner enforceable at law, as well as a lien on such owner's lot enforceable pursuant to the provisions of the Declaration.

Adopted by the Board of Directors this 1 day of May, 2007.



President - Board of Directors

Printed Name: Don Julian



Secretary - Board of Directors

Printed Name: Randy Timmerman

RESOLUTION OF THE BOARD OF DIRECTORS OF
RISS LAKE COMMUNITY ASSOCIATION, INC.

Signage

WHEREAS, the Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Riss Lake, as amended, ("Declaration") grants the Board of Directors of Riss Lake Community Association, Inc. ("Association") with the power to enforce all covenants and restrictions contained in the Declaration;

WHEREAS, the Board of Directors desires to promote the health, safety and general welfare of all residents within the association and to enhance and protect the value, desirability, and attractiveness of all property within the community known as Riss Lake by adopting guidelines and procedures to administer and enforce the Declarations and its covenants, restrictions, easements and charges; and

WHEREAS, Section 11.10 of Article XI of the Declaration states that no sign, billboard or other advertising device of any nature shall be placed upon any lot except as provided therein and further that the Design and Development Review Committee ("DDRC") may adopt and promulgate rules and regulations relating to signs which may be used within the property; and

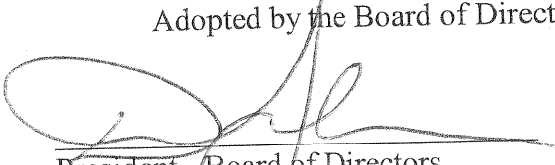
WHEREAS, the Board of Directors acts as the DDRC; and

WHEREAS, the Board of Directors has received complaints from residents about temporary signs placed in yards in Riss Lake prior to city, state and national elections for the support of political candidates or public electoral issues and temporary signs placed in yards advertising services, THEREFORE

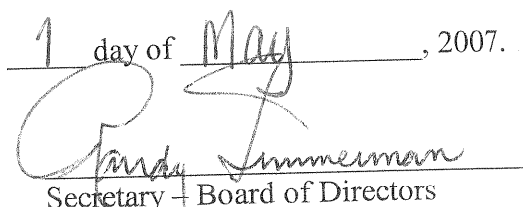
LET IT BE RESOLVED that the following procedures be followed to related to political signs and advertisements:

Signs endorsing a particular political candidate or political issue shall not be installed in the yard of any lot or on any common grounds. Signs advertising services shall not be installed in the yard or any lot or on any common grounds. No sign will be erected within Riss Lake without written consent of the Board of Directors except entry and directional signs installed by the Developer and such signs as may be required by legal proceedings. If permission is granted to erect a sign, the Board reserves the right to restrict the size. Color. Lettering and placement of such sign and the duration the sign will be permitted. Violators will be subject to fines and other penalties according to the Covenant Enforcement procedures adopted by the Directors.

Adopted by the Board of Directors this 1 day of May, 2007.


President - Board of Directors

Don Julian
(Printed Name)


Secretary - Board of Directors

Randy Timmerman
(Printed Name)