

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
CLUB CORTILE MASTER ASSOCIATION, INC.**

Resolution for the Creation of An Enforcement Committee and Fining Process

WHEREAS, 5.2(C) of the Master Association Bylaws, Section 11 of the Master Association Rules and Regulations, and Article 10 of the Declaration (the "Governing Documents"), authorize the Board of Directors (the "Board") to establish The Enforcement Committee to supervise and administer the enforcement of any restrictive covenants violations which the Association has the right and responsibility to enforce.

WHEREAS, Article 10 of the Declaration in compliance with Section 718.303 Florida Statutes (the "Statute") authorizes the Association to levy reasonable fines for the failure of the owner of the unit or its occupant, licensee or invitee to comply with any provision of the declaration, the association bylaws or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied by the board, on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before a committee as provided. A fine or suspension levied by the board of administration may not be imposed unless the board first provides at least 14 days written notice and an opportunity for a hearing to the unit owner and if applicable, its occupant, licensee or invitee. The hearing must be held before a committee of other unit owners who are neither board members nor persons residing in a board member's household. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board. If the committee does not agree, the fine or suspension may not be imposed.

Each fine may be levied in an amount reasonably deemed necessary by the Board, not to exceed \$100.00 per violation against any Member or any tenant, guest or invitee. A fine may be levied by the Board for each day of a continuing violation, with a single notice and opportunity for hearing. The procedure for imposing fines shall be as follows:

(A) Notice. The party against whom a fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days, and the notice shall include:

- (1) A statement of the date, time and place of the hearing;
- (2) A specific designation of the provisions of the Governing Documents or Rules and Regulations which are alleged to have been violated;
- (3) A short and plain statement of the facts giving rise to the alleged violation(s); and
- (4) The possible amounts of any proposed fine.

(B) Hearing. At the hearing, the Person against whom the fine may be levied shall have a reasonable opportunity to present evidence, to provide written and oral argument on all issues, and to review, challenge and respond to any evidence or testimony presented by the Association. The hearing shall be conducted before a panel of three (3) Members appointed by the Board, none of whom may then be serving as officers or employees of the Association, or the spouse, parent, child, brother or sister of an officer, director or employee of the Association. If the panel, by majority vote which shall be by secret ballot, does not agree with the fine, it may not be levied.

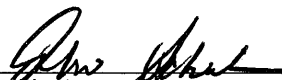
WHEREAS, The Statute provides that the Board will adopt a Covenant Enforcement Process (the "Process") to include a fine schedule that will be adhered to and administered by the Violations Committee in all instances to ensure the consistent enforcement of violations.

RESOLVED that the Board will create an Enforcement Committee with three (3) voting members to provide three sitting members of the committee at all times which will abide by the requirements set forth the By-Laws.

FURTHER RESOLVED that the Board will adopt a Fining Process to include a fine schedule that may be amended together or independently at a regularly scheduled meeting of the Board by a majority vote of the Directors.

NOW, THEREFORE BE IT RESOLVED that that the Board hereby adopts the Resolution for the Creation of an Enforcement Committee and a Fining Process to supervise and administer the enforcement of any restrictive covenants violations which the Association has the right and responsibility to enforce.

Dated as of October, 29, 2018



President