

ABIQUA HEIGHTS HOMEOWNERS' ASSOCIATION

Resolution by the Board of Directors

Rule 08-03 Hearings for Conflict Resolution

Whereas in accordance to CC&Rs Article V Section 24, Additional Rules and Regulations; Article XI Section 10, Individual Assessments; Bylaws Article V Section 1, Authority and Section 2, Duties and Powers authorize the Board of Directors to pass Rules and Regulations to enforce the Declarations (CC&Rs); and

Whereas all residents/lot owners of the Abiqua Heights Homeowners Association are held binding to its Covenants, Conditions and Restrictions; and

Whereas Article V Section 2.m. of the By Laws requires the Board to give notice and an opportunity for residents/lot owner to be heard before levying reasonable fines for violations of the Bylaws, or CC&Rs of the Association; also a resident/lot owner may request a hearing regarding a concern not directly related to a conflict involving CC&Rs or By Laws;

Whereas any owner or occupant must give written notice to the board requesting a hearing with the board and must attend such hearing to discuss an amicable resolution of any dispute before that owner or occupant files any lawsuit against the association, the Board, any Director, or any agent of the association;

Therefore be it resolved, that Rule 08-03 "**Hearings for Conflict Resolution**" is passed this 10th day of April month, 2008. This rule is effective as of April 11, 2008 and sets forth the procedures for hearings to resolve conflicts between the Board and owners. This conflict resolution process will take place prior to assessing any fines or penalties for violation of the By Laws and CC&Rs or before an owner can file a suit against the AHHA Board or Association. This Rule will be in effect until voted out by the Board of Directors or modified by the membership in accordance to CC&Rs Article V Section 24. Procedures for implementing this rule are contained in Attachments A – E.

/S/ Dave O. Paul
Dave O. Paul

/S/ Mike Schwingel
Mike Schwingel

/S/ Bud Steuart
Bud Steuart

- Exhibit A – Conflict Resolution Steps
- Exhibit B – Incident Report
- Exhibit C – Letter 1 (Initial letter)
- Exhibit D – Letter 2 (Statement of Fine and Right to a Hearing)
- Exhibit E – Letter 3 (Notification of Hearing)