

**Amendment I to  
Snee Farm Lakes Homeowners Association  
Rules and Regulations  
Revised June 2008**

The Rules and Regulations, April 2005 revision, are hereby amended as follows. This amendment is to be made part of the official rules and regulations of Snee Farm Lakes Homeowners Association:

To protect the best interests of homeowners, a program of strict compliance with Rules and Regulations is being initiated and enforced. In fairness to all owners/tenants, we request that all residents and their guests comply with the reasonable requirements set forth. When a violation occurs, a Notice of Violation will be issued against the property owner. The owner, or his/her appointed agent, may appeal by personally appearing before the Board of Directors at their next scheduled meeting. If the owner and/or agent fail to appear, the violation and special assessment (fine) will be affirmed.

Violations of the rules and regulations will be dealt with on a one on one basis. The fine process will be as follows:

1. A notice will be issued detailing the violation(s).
2. The owner will have 10 consecutive days to correct the violation(s).
3. If the violation is not corrected after 10 days, a fine assessment will be levied
4. The fine assessment will be \$25 for first violation; \$50 for second violation and \$100 for third violation.
5. The fine must be paid and violation must be corrected within 15 days of the date of the fine assessment.
6. Failure to comply will result in the unpaid assessment being turned over to our attorney and a lien placed against the property. In this event, the owner will be responsible for all fines levied by the HOA as well as any legal fees incurred.

Since homeowners are ultimately responsible for violations by their guest and/or tenants, a copy of the Rules and Regulations should be placed in all rental units. A second copy should be part of the rental/lease agreement.

**Disclaimer:** This amendment, as well as the official Rules and Regulations, are enacted by the Board under the authority of the Master Deed and Bylaws that govern Snee Farm Lakes Condominiums. Information and fines are subject to change at the discretion of the Board of Directors of the Homeowners Association.