

**Cobbs Creek Homeowners Association
Board Resolution
Procedure for Violation of Pool Rules**

WHEREAS, the Bylaws of Cobbs Creek Homeowners Association (“Bylaws”) assigns the Board of Directors (“Board”) all powers and duties necessary for the administration of the affairs of Cobbs Creek Homeowners Association (“Association”) and on **Page 8, Section 1** states that the Board may “adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;”

WHEREAS, the Board has determined that it is in the best interests of the Association and the Association’s members to adopt a Procedure to handle violation of Pool Rules.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts The Procedure for handling Violations of the Pool Rules, as detailed below:

Cobbs Creek HOA Board & Architectural Committee

Process - Violation of Pool Rules

1. Anyone observed at the community pool, who has violated pool rules shall be sent a letter from the HOA Board advising them of the infraction. If the owner/resident is in the pool area and pool privileges have been revoked, the HOA Board will view the issue as trespassing and will advise local law enforcement of such. If someone is observed in the pool area who is not an Owner or a Guest of an Owner and is at the pool without permission, when identified, person or persons will be sent a letter from the HOA Board notifying them that they are trespassing and will advise local law enforcement of such.
2. If there is a second violation during the same pool season, a second letter will be sent advising the owner/resident of the infraction and advising them the HOA Board views the issue as trespassing and will advise local law enforcement of such.
3. If there is a third violation during the same pool season, the Owner/resident will be sent a letter advising them of the violation and that the HOA Board will be scheduling a hearing for the Owner/resident to meet with the Board and/or Architectural Committee, giving a 10 to 14 day notice. At this hearing, the owner/resident has an opportunity to explain the situation or circumstance pertaining to the violation. No ruling will be made at the hearing. Local law enforcement will again be notified of the trespassing infraction.
4. At the conclusion of the hearing, the HOA Board will convene and make a determination if the behavior of the Homeowner/resident and/or guest is in violation of the Rules. If the violation is a result of a Tenant’s or Tenant’s guests behavior, the Owner of Record must attend the hearing with the Tenant. If the Owner does not appear at the hearing, it is presumed that he/she is in agreement that they are in violation of the Pool Rules. A hearing result letter is sent by the property manager informing the owner of the decision and if the Owner’s and or Tenant’s pool privileges will be suspended, reporting the issue as trespassing to local law enforcement and/or turning the issue over to attorneys for further violation processing.

Cobbs Creek Homeowners Association

RESOLUTION ACTION RECORD

Resolution Type: Rules and Regulations

Pertaining to: Violation of Pool Rules

Duly adopted at a meeting of the Board of Directors held: 12 JUN 19

Motion by: JOHN SHYDEN Seconded by: TONY SPINA
Cobbs Creek Homeowners Association

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>[Signature]</u> President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Anthony Spina</u> Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Kinda Gordon</u> Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:
[Signature]
Secretary

6-12-19
Date

Resolution effective date: JUNE 12, 2019