SOLIVITA COMMUNITY ASSOCIATION, INC.

COVENANT VIOLATION NOTICE AND FINE APPLICATION POLICY AND RESOLUTION OF ADOPTION

Pursuant to the obligations contained in Section 34.8 of the Amended and Restated Master Declaration of Solivita Community Association, the Board of Directors hereby adopts the following Policy concerning covenant violations and fines, which shall be effective immediately:

- Upon inspection of the property, if a violation is apparent, the Association, or its agent, shall provide the owner(s) notice of said violation and provide said owner(s) fifteen (15) days to bring the property into compliance. No fine shall be applied at this time.

- If the violation has not been cured within the time provided after the first notice, as described above, the Association, or its agent, shall provide the owner(s) a second notice that includes the date and time of a hearing before the fine committee. Said meeting shall not be convened prior to fourteen (14) days from the date of this notice. No fine shall be applied at this time.

- A hearing shall be held by the Violations Committee, as comprised in section 34.8.2 of the Amended and Restated Master Declaration.

    - The Violations Committee shall permit the owner(s) to speak and present evidence concerning the violation, if in attendance.
    - After reviewing the testimony, if any, and all evidence, the Violations Committee shall determine if a violation exists on the subject property, by a majority vote of the committee members.
    - If the Violations Committee determines a violation exists, the Violations Committee shall impose a fine of $100.00 per day, to begin the following day.
    - Non-attendance by the owner(s) shall not prevent the Violations Committee from reviewing the evidence and rendering a decision concerning the violation and possible fine.

- If the Violations Committee imposes a fine, the Association, or its agent, shall provide the owner(s) with notice of the hearing results, informing the owner(s) that a fine is being imposed immediately.

- No appeal of the Violations Committee decision is permitted, as neither the Amended and Restated Master Declaration nor section 720.306, Florida Statutes, require any such appeals process. Due process is satisfied by allowing the owner(s) the opportunity to present arguments, evidence, and challenges at the Violations Committee hearing.

- Each notice shall contain a clear description of the underlying violation and shall provide information to the owner(s). Separate notices shall be provided for separate violations.

- All notices are to be sent by regular, First Class mail to the owner(s) at the property address and any other address within the Association's records. Florida Law does not require notice to be sent by certified mail.

- Should any fine reach $1,000.00, the Association shall have the right to record a lien against the property to secure payment.

- The Association shall have the right to seek collection of any fine imposed, whatever the amount, through any permitted collection activity as provided for by Florida Law. The owner(s) shall be liable for any collection costs incurred by the Association.

The Covenant Violation Notice and Fine Application Policy, as described herein, is hereby adopted by unanimous consent of the Board of Directors of Solivita Community Association. Pursuant to the applicable bylaws of the Association, the adoption of this Policy shall be binding and take effect immediately.

IT IS HEREBY RESOLVED, the Board of Directors of Solivita Community Association adopts, approves, and installs the above-referenced Covenant Violation Notice and Fine Application Policy, which the same is given effect immediately. Notice of the same shall be provided to all Owners/Members of the Association.

The undersigned have acknowledged and agreed to the execution of the resolution, by unanimous consent, as witnessed by the signatures below, on this 23 day of July 2015:

President and Director, Board of Directors

Vice President and Director, Board of Directors

Secretary/Treasurer and Director, Board of Directors