

EFFECTIVE — SEPTEMBER 20, 2010

The Policy of the Prairie Fields Homeowners' Association Board re: Enforcement of Restrictive Covenants

1. As, a general rule, Restrictive Covenants will be enforced by the Board only if there is a specific complaint submitted to the Board which has been signed by the submittor, providing the submittor's name and address.

2. Complaints will be considered valid only if (1) the complaint describes a violation of a restrictive covenant which is specific enough to reasonably describe the nature of the violation, the location of the violation, and the property or properties responsible for the violation, (2) the complaint is signed by the submittor, (3) the submittor's name and address legibly appear on the face of the complaint, (4) the complaint is dated, and (5) the submittor is a member in good standing with the Prairie Fields Homeowners Association.

3. The Board in its discretion may enforce other Restrictive Covenants of which it becomes aware that are determined by vote of the Board to warrant action, but generally speaking the Board will not enforce Restrictive Covenants without a valid complaint as discussed in paragraph 2 hereof.

4. At such time as a complaint that is not valid is received, the Board shall consider the complaint at the next regular meeting (typically monthly) or otherwise and shall then deliver to the maker of the invalid complaint, if and only if the submittor's name and address can be identified from the face of the complaint itself, a rejection of the complaint along with a copy of this policy.

5. At such time as a complaint that is valid is received, the Board shall consider the complaint at the next regular meeting (typically monthly) or otherwise and shall then investigate the violation complained of.

6. In the event the investigation reveals there is no violation, the Board shall then deliver to the submittor a statement that there was found to be no violation. At such time the Board will consider the matter closed. Any further action upon the claimed violation will rest with the homeowner's own legal authority to enforce the restrictive covenants himself under the restrictive covenants.

7. In the event the investigation reveals there is a violation, the Board shall deliver to the violator a first notice that a violation has been found, describing the nature of the violation and the property in violation. Said notice will provide that the violation shall be corrected within 14 days of the date of the notice. If said violation is resolved within the applicable time period, the matter will be closed and no further action taken.

8. In the event the violation is not corrected within the applicable time period under the first notice, the Board shall deliver to the violator a second notice that a violation has been found, describing the nature of the violation and the property in violation. Said notice will provide that the violation shall be corrected within 14 days of the date of the notice. If said violation is resolved within the applicable time period, the matter will be closed and no further action taken.

9. Following the expiration of the second applicable notice period, if the violation has not been corrected, the Board shall consider whether to take legal or other action with respect to the violator, which includes, but is not limited to, litigation, injunction, fine, or placement of a lien on the property and any and all other relief that may be available by law and under the Restrictive Covenants.

10. Continuing violations which appear to be resolved within the applicable time period but then recur will be treated as open complaints and are subject to paragraph 9 immediately upon recurrence. For example, if a car is parked on the street in violation and then removed after notice, but then there is a recurrence of the car being on the street in violation of the same covenant, then such a matter would continue to be open and subject to enforcement under paragraph 9.

11. In the event the Board's vote determines that enforcement under paragraph 9 will not be undertaken, the Board shall notify the submitter by delivering to the submitter a statement that the Board has voted to not enforce the covenant violation and the matter is closed. Any further action upon the claimed violation will rest with the homeowner's own legal authority to enforce the restrictive covenants himself under the restrictive covenants.

12. At this time, the Board has no authority to enforce covenants under the Restrictive Covenants themselves with respect to structures and plantings, etc. that are already completed and in place on the property. As such, the Board will not and can not enforce any such covenants unless and until the Homeowners give the Board such authority through covenant consolidation efforts.

13. In the event that the Board becomes aware that a covenant violation is also in violation of federal or state law or local ordinance, the Board may in its discretion notify the appropriate authorities of the violation.

14. The Board shall have discretion to modify the applicable time period to comply with the request to correct a violation under Paragraphs 8, 9 and 10 hereof when reasonable circumstances require such modification.