

BY-LAWS AMENDMENT ~ Adopted October 24, 2021 Effective November 1, 2021

FINES for VIOLATIONS of the Declaration of Covenants, Conditions and Restrictions

Most of our property owners follow the rules and comply with our Declaration. Most are cooperative when notified of a violation and immediately correct the violation. Unfortunately, some do not comply and are not cooperative. The Declaration benefits all property owners and exist for the purpose of maintaining and enhancing the value of our properties.

The purpose of this policy is to inform all property owners of fines that will be levied against owners and their properties for violations of the Tamarac Home Owners Association (THOA) Declaration. Effective upon the date first written above and thereafter until revised or amended by the Board of Directors. **There will be vigorous follow up of Declaration violations. You may contact Green Country HOA Management when you receive your First Notice, offer your correction plan and timeline and request accommodations to extend the correction time allowed.** The policy adopted by the property owners for violating the Declaration and levying fines is as follows:

First Notice ~ Usually \$0 fine with one (1) to thirty (30) days to correct the condition, depending on the scope and severity of the violation, and related considerations. The Board will not give a property owner more than two days to correct a condition that may affect the life, health, safety, or peaceful tranquility of other property owners.

Second Notice ~ Fines from \$10 - \$100 levied, depending upon the scope and severity of the violation.

Third Notice ~ Fines from \$20 - \$200 levied, depending upon the scope and severity of the violation.

Each Notice Thereafter ~ Fines from \$100 - \$450 levied, depending on the scope and severity of the violation. If levied fines are not paid within thirty (30) days, a lien may be filed on the property following the fourth notice and additional legal action may begin with all costs and fees charged to the property owner. Failure of the property owner to correct a violation may result in THOA correcting it and charging the expense to the property owner.

NOTE: Fines levied are due immediately to THOA, P.O. Box 1044, Jenks, OK 74037 or through the THOA website payment option at Tamarac-HOA.com. Levied fines must be paid before an appeal can be filed. Appeal requests must be presented in writing within 10 days of receipt of the Second Notice either by mail or email to greencountryhoa@gmail.com. Appeals will be heard at a regular meeting of the Board of Directors. The fines will be refunded if the Board upholds the appeal. THOA may also take expedited actions, at anytime after the Second Notice, if it seems clear to the Board that the property owner is a repeat violator and/or the property owner has demonstrated no intention of cooperating with the Board of Directors to correct the violation. All costs incurred by THOA in processing violations will be charged to the property owner.

“Declaration” shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of County Clerk, County of Tulsa, State of Oklahoma.