

Pamela Halse
South Meadow Condominium, Inc.
P.O. Box 5298
Bozeman, MT 59717-5298

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Charlotte Mills - Gallatin County, MT MISC



**SOUTH MEADOW HOMEOWNERS' ASSOCIATION
VIOLATION OF DECLARATION/BYLAWS,
CONDITIONS & RESTRICTIONS POLICY**

This Violation Policy, dated this 8th day of October 2013, supersedes and replaces any prior violation policy adopted by the Board of Directors for the South Meadow Condominium, Inc. (assumed business name of South Meadow Homeowners' Association).

The Bylaws of the South Meadow Condominium, Inc. ("BYLAWS") were recorded by the Gallatin County Clerk and Recorder's Office on May 21, 2002 as Document No. 2069742. Pursuant to Article VIII of the Bylaws, the Board of Directors ("BOARD") has the power to enforce the provisions of the Declaration, Bylaws, and protective covenants of the South Meadow Homeowners' Association. Pursuant to this power, the Board herein establishes the following policy to determine whether a violation exists and if a violation is determined to exist, to cause remedy of the violation.

1. **Determination of Violation.** The South Meadow Board of Directors will make the final determination of whether a violation of the Declaration/Bylaws exists.
2. **Curing (Resolving) the Violation.** If it is determined that a violation does exist, the Unit owner will be sent a **First Violation Notice** describing the violation, the applicable Declaration/Bylaws regulation that is being violated, and a requirement that the violation be cured (resolved) within a reasonable time period.
3. **Violations Not Resolved.** If the violation has not been resolved within the time period specified in the **First Violation Notice** a **Second Violation Notice** will be issued. Board members will be notified. If the violation remains unresolved the Unit owner will receive a **Third Violation Notice** instructing the Unit owner of their right to a hearing. Again, Board members will be notified. Such **Notice** shall be served personally, if possible or mailed certified mail, return receipt requested, to the last known address of the party or entity and a copy posted at a conspicuous place on the property. A written request for the hearing, which is properly signed by the Unit owner and dated, must be postmarked within fourteen (14) days after the **Third Violation Notice** is mailed. Failure of the Unit owner to request a hearing in writing within the required time period shall constitute a waiver of the right to a hearing. Such notice shall be deemed delivered if postmarked and mailed to:

South Meadow Homeowners' Association
(Current Address)
Bozeman, MT 59715

4. **Hearing.** The Board of Directors will conduct the hearing at an official board meeting at which any or all of the following sanctions may be imposed:

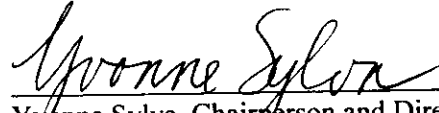
- a. Fine not to exceed \$500.
- b. Resolve the violation, all costs of which will be charged back to the owner. If not paid, the owner's property will have a Notice of Lien filed for the amount owed.
- c. Bring legal action against the owner personally obligated to pay; all costs will be charged to the owner.

A decision regarding the violation may be made upon conclusion of the hearing or it may be postponed no later than ten (10) days from the date of the hearing. A summary of the decision shall be included in the records of the Association and mailed to all parties involved.

If the Unit owner does not cure the violation after the **Third Violation Notice** and does not request a hearing, the Board has the authority and discretion to impose any or all of the sanctions above.

Adopted at the Annual Meeting of the Owners held on October 8, 2013, by an affirmative vote of at least 75 percent of the aggregate voting interest of South Meadow Condominium, Inc. (assumed business name of South Meadow Homeowners' Association).

By:


 Yvonne Sylva, Chairperson and Director
 South Meadow Condominium, Inc.

STATE OF MONTANA)

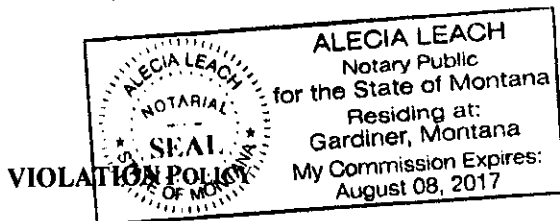
ss.

COUNTY OF GALLATIN)

This undersigned, Yvonne Sylva, after first being duly sworn, does hereby certify that she is the Chairperson and Director for the South Meadow Condominium, Inc., and the foregoing Delinquency Policy and statements made therein are true and correct. She further certifies that she is authorized to execute this Amendment on the Association's behalf.


 Yvonne Sylva, Chairperson and Director
 South Meadow Condominium, Inc.

Subscribed and sworn to me Alecia Leach before this 14 day of October, 2013, by Yvonne Sylva, known to me to be the person described herein.




 Notary Public for the State of Montana