

**Bay Breeze Point
Homeowner's Association
Board of Directors Resolution # 021020**

RE: Failure to Abide by Bay Breeze Point HOA "ARB Governing Documents"

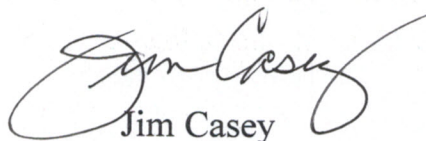
Background: Article VI, Section 6.5 states that "No improvement shall be constructed, erected, installed or maintained on any Lot or Parcel, nor shall any improvement be altered, enlarged, demolished or removed in a manner that alters the exterior appearance (including paint color), of the improvement or of the Lot or the Parcel on which it is situated, unless the Application, Plans, and construction schedule therefor have been approved by the ARB". If the above is violated, the HOA has the right to enforce its "governing documents".

Discussion: Most "governing documents" violations are resolved with minimum efforts. However, some owners refuse to accept approved HOA rules. When this non-compliance occurs, the HOA needs established procedures/actions to follow with the violator.

Approved BOD Guidance: If a Lot or Parcel owner violates Bay Breeze Point HOA "ARB governing documents" and all HOA attempts to get the owner to correct the violation and comply with approved "governing documents" via established enforcement procedures to include "Due Process Actions" IAW Commonwealth of Virginia guidelines fail, the following procedures/actions will apply to this owner and/or Lot/Parcel:

- Violating owner and property will be identified along with non-compliant actions in HOA documents and property related documents.
- HOA will not accept future requests for "Architectural Control" alterations until all prior non-compliant actions are cleared.

The Board of Directors approved this resolution on February 10, 2020 and is effective immediately.


Jim Casey
President, BBP HOA