

RANCHO HIGHLANDS COMMUNITY ASSOCIATION
VIOLATION REPORTING POLICY

Whereas it is the Board's desire to enforce the association's CC&R's and Rules and Regulations in a fair, equitable and unbiased manner, and

Whereas the Board, as the governing body are elected volunteers unable to provide constant monitoring of the community, and

Whereas the Board has engaged professional management to perform regular and routine property inspections for the purpose of identifying and reporting maintenance issues and obvious and visible rule infractions which are consistent, ongoing and easily viewed, and

Whereas the Board does not wish to expose the membership to liability for conflicts between members, and differences of opinions of members, and

Whereas the Board recognizes and acknowledges that as an association they cannot and are not responsible for the individual behavior of its members,

Therefore, be it resolved, that in order for management and the Board to take any action to cite an infraction of the CC&R's and/or rules and regulations, the infraction must be visible to the managing agent on a regular and routine property inspection, or be reported to management by at least one member of the Board; and

Further resolved that any rule infraction being reported by a member, must be reported by at least one other member from a different residence, reporting the same infraction, and those members must be willing to come forth at a hearing to serve as witnesses to the infraction reported, and appear in a court of law, to attest to such infraction, if so required.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on November 18, 2004.

Dated: 11/18/04


GERALD SUMMERS