

GOLF HIGHLANDS HOMEOWNERS ASSOCIATION

AMENDMENT TO BYLAWS

Pursuant to MCL 450.2231(b) the Board of Directors of Golf Highlands Homeowners Association adopts the following amendment to the Bylaws of the association.

ARTICLE IX, Judicial Actions and Claims is deleted and in its place the following Article IX, Fines, is adopted:

ARTICLE IX

FINES

The Board of Directors is authorized to issue fines to Homeowners for violations of the Declaration of Covenants, Conditions And Restrictions, the Board of Directors subject to the following procedural requirements.

NOTICE-Notice of the violation must be delivered personally to the Homeowners or mailed via First Class and/or Certified Mail. The notice shall contain the provision violated, together with a factual description of the alleged offense.

NOTICES SENT WITHIN A 6 MONTH PERIOD FOR THE SAME OFFENSE WILL CONSTITUTE A SECOND, THIRD OR FOURTH NOTICE OF THE PREVIOUS FIRST NOTICE REGARDLESS OF THE YEAR THAT THE NOTICES FALL INTO. SECOND, THIRD AND FOURTH NOTICES INCLUDE VIOLATION CHARGES.

VIOLATIONS THAT CONTINUE OR OCCUR DURING SUCCESSIVE WEEKS SHALL BE DEEMED ONGOING VIOLATIONS FOR WHICH A FINE MAY BE IMPOSED FOR EACH WEEK IN WHICH A VIOLATION OCCURS.

OPPORTUNITY TO DEFEND-The offending Homeowner shall have an opportunity to appear before the Board or submit a written response to the Notice of Violation and offer evidence in defense of the alleged violation. The appearance before the Board shall be at its next scheduled meeting, or at a special meeting called for such purpose, but in no event shall the Homeowner be required to appear less than 10 days from the date of the notice.

DEFAULT-Failure to respond to the Notice of Violation shall constitute a default.

HEARING AND DECISION-Upon appearance by the Homeowner before the Board and presentation of evidence of defense, or in the event of the Homeowner's default, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

AMOUNTS-After default of the Homeowner, or upon above procedure, the following fines shall be levied:

FIRST VIOLATION NOTICE-No fine shall be levied.

SECOND VIOLATION NOTICE - Twenty-Five (\$25.00) Dollar Fine.

THIRD VIOLATION NOTICE - Fifty (\$50.00) Dollar Fine.

FOURTH VIOLATION --One Hundred (\$100.00) Dollar Fine.

FIFTH VIOLATION AND SUBSEQUENT VIOLATIONS – Two Hundred Fifty (\$250.00) Dollar Fine.

COLLECTION-The fines levied shall be assessed against the Homeowner and shall be due and payable together within 30 days after the Board's decision. Fines may be collected in accordance with Article X, D of the Declaration.

THE ABOVE AMENDMENT TO THE BYLAWS OF GOLF HIGHLANDS HOMEOWNERS ASSOCIATION WAS ADOPTED BY THE MAJORITY VOTE OF THE BOARD OF DIRECTORS OF THE ASSOCIATION ON May 17, 2020.



PRESIDENT

Dated May 17, 2020