

FINING RESOLUTION FOR
Tall Grass HOMEOWNERS ASSOCIATION

WHEREAS, Tall Grass HOMEOWNERS ASSOCIATION ("Association") is an Illinois Common Interest Community and the Board of Directors ("Board") has the authority to exercise for the Association all powers, duties and authority vested under the Illinois Not-for-Profit Corporation Act or the common interest community instruments which include, but shall not be limited to, the authority to adopt rules and regulations governing the operation and use of the common interest community property; and

WHEREAS, the Board proposed to impose a fine for a violation of the Rules and Regulations of the Association and for any violation of the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Tall Grass ("Covenants") and By-Laws of the Association; and

WHEREAS, the Board recognizes that the Illinois Forcible Entry and Detainer Act has been amended to provide that if a Common Interest Community Owner fails to pay, when due, his or her proportionate share of the common expenses or any other expenses lawfully agreed upon or the amount of any unpaid fines, the Owner's right to possession can be terminated by a Court.


NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. That the Secretary of the Board send a copy of this Resolution to all Association members.
2. That the fine to be imposed shall be set by the Board of Directors in an amount not to exceed FIVE HUNDRED DOLLARS (\$500.00); and in addition, for each day that the violation occurs or exists, an additional fine not to exceed TWENTY FIVE DOLLARS (\$25.00) per day can be assessed.
3. Prior to the imposition of any sanction for a breach of the Covenants, By-Laws or Rules and Regulations or the imposition of a fine or the infringement upon any other rights of an Owner or tenant of an Owner, the following procedure is to be followed:
 - A. Written demand is to be sent to the Owner or occupant to cease and desist from the alleged violation. The demand may be served by letter specifying:
 - i. The alleged violation;
 - ii. The action required to abate the violation; and
 - iii. The time period during which the violation may be abated without further fine if the violation is a continuing one, or a statement that any violation of the same rule may result in the imposition of additional fines or sanctions after notice and hearing if the violation is not continuing.
 - B. Together with the written demand to cease and desist should be a notification to the alleged violator. The notice shall contain:
 - i. The nature of the alleged violation;
 - ii. An opportunity to request a hearing, and at such hearing, produce any statement, evidence and witness on his or her behalf together with the opportunity to be represented by an attorney; and
 - iii. The proposed sanction or fine to be imposed.
 - C. At the hearing, the alleged violator or his or her attorney has the right to present evidence and to cross-examine witnesses. The hearing is to be held in executive

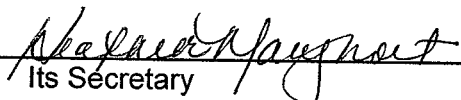
session. The minutes of the meeting shall contain a written statement of the results of the hearing and the determination of the Board of Directors plus the fine or sanction, if any, imposed.

DATED this 12th day of July, 2005.

Tall Grass HOMEOWNERS ASSOCIATION

By 
Its President

ATTEST:


Its Secretary