

FINING RESOLUTION
for
WINDSOR POINTE COMMUNITY ASSOCIATION

WHEREAS, WINDSOR POINTE COMMUNITY ASSOCIATION (“Association”) is either an Illinois Master Association or Common Interest Community Association as defined by Section 18.5(c)(7) of the Illinois Condominium Property Act (the “Act”); and

WHEREAS, the Association has the authority under this Act to levy and collect reasonable fines from members for a violation of the Rules and Regulations of the Association and for any violation of the Declaration 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 an 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 notice of a special meeting to the members not less than ten (10) days, nor more than thirty (30) days, from the date hereof and that the notice of the time, place and purpose of the meeting be set forth in the notice and a copy of this Resolution be included within the notice to the members.

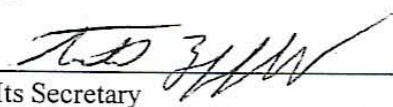
2. That a fine can be imposed and set by the Board of Directors in an amount reasonable and justified by the violation not to exceed FIVE HUNDRED DOLLARS (\$500.00); and in addition, for each day that the violation occurs or exists, an additional fine not to exceed TWENTY FIVE DOLLARS (\$25.00) per day can be assessed.
3. Prior to the imposition of any sanction for a breach of the Declaration, By-Laws or Rules and Regulations or the imposition of a fine or the infringement upon any other rights of an Owner or other Occupant of a Dwelling or Dwelling Unit, 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 of the violation is not continuing.
 - B. Together with the written demand to cease and desist should be notification to the alleged violator of an opportunity to request a hearing before the Board of Directors. The notice shall contain:
 - i. the nature of the alleged violation;
 - ii. the time and place of the hearing;

- iii. an invitation to attend the hearing and produce any statement, evidence and witness on his or her behalf together with the opportunity to be represented by an attorney; and
 - iv. 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 13 day of October, 2004.

WINDSOR POINTE COMMUNITY ASSOCIATION

By: 
Its President

ATTEST:
By: 
Its Secretary

00123944.WPD

VIOLATION ENFORCEMENT PROCEDURES

Any violation must be reported in writing within ten (10) days via the Violation Complaint-Witness Statement (Enclosed). At a minimum, the complaint shall include:

1. The name, address, and phone number of the complaining witness.
2. The Violators name and address.
3. The specific details or description of the violation, including the date, time, and location where the violation occurred.
4. The signature and address of the complaining witness and the date in which the complaint is made.
5. Violation Complaint-Witness Statements should be mailed to the Management Company, FOSTER/PREMIER, INC., 438 North Weber Road, Romeoville, Illinois, 60446.

When the complaint is made pursuant to the above, the offending Unit Owner/Resident shall be notified within ten (10) days of receipt of the alleged violation by The Windsor Point Community Board or its duly authorized agent. The Unit Owner/Resident will be requested to correct the violation.

Should the offending Unit Owner/Resident fail to comply a second notification shall be made and the Board shall make a determination as to impose a fine for the violation. The fine schedule is as follows:

1. Second Notice of Violation, including a \$25.00 fine (30 days in violation).
2. Final Notice of Violation, including a \$50.00 fine (60 days in violation).
3. Monthly fine of \$75.00 per month (90 days in violation) until violation is corrected.

Any Unit Owner/Resident assessed hereunder shall pay any charges imposed within thirty (30) days of notification that such charges are due. Failure to make the payment on time shall subject the Unit Owner/Resident to all of the legal or equitable remedies necessary for the collection thereof. All charges imposed hereunder shall be added to the Unit Owner's account and collected in the same manner of assessments.

Windsor Pointe Community Association Violation Complaint- Witness Statement

Please print or type. Complete all information. If unknown, please state so. Attach additional sheets if necessary.

Information Concerning Witness(es) to Violation:

Witness Name	Address	Phone #
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Witness Name	Address	Phone #
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Information Concerning Violator

Violator's Name	Address	Phone #
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Owner's Name	Address	Phone #
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Information Concerning Violation:

Violation Date	Time	Location
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Witness' Observations (Description of events in relation to Violation)

I make the above statements based on my personal knowledge and not upon what has been told to me. I will cooperate with the Association and its attorneys to provide additional statements or affidavits, and in the event a hearing or trial is necessary, I will appear to testify as a witness. If I refuse to testify after filing this complaint, I agree to pay all cost and attorneys fees lost by the Association as a result of my failure to testify.

Signature	Date
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