

**AMENDMENT TO THE BYLAWS OF THE
REMINGTON PLACE ESTATES PROPERTY OWNERS ASSOCIATION, INC**

The Remington Place HOA, is an Oklahoma nonprofit corporation existing under a duly filed Certificate of Incorporation and Bylaws adopted June 1, 2005. Pursuant to the Bylaws of the Association and a meeting of the Owners occurring on January 25, 2010, with a quorum present, a sufficient percentage of the Owners voted to amend the Bylaws in the following particulars:

Amendment 1. The following language is added to Page 6 of the Bylaws, for a new heading "Fines:"

Fines. The Association is authorized to adopt fines for the enforcement of the Declaration, Covenants, Articles, and Bylaws. To such end, the Owners authorize the following procedures and fine schedule:

Fining Procedures

1. Upon the occurrence of a covenant violation, the Board may send a First Warning Letter to the Owner, giving notice of the covenant violation, the steps necessary to correct such violation, and providing the Owner 10 days to correct the covenant violation. In the case of a rental property, the occupants and the owner shall be notified, though any fine assessed shall be the responsibility of the owner.
2. Upon the expiration of the 10 days, the Board may assess the allowed fine, or may elect to send a Second Warning Letter providing an additional 10 days to correct the covenant violation. In either case, failure to comply could result in a fine assessed to the owner.
3. Upon the expiration of the 10 days, be it the first or second warning, the Board may assess a fine. If a fine is assessed for failure to comply, the Board will cause the Owner to receive written notice of any assessed fine. Such written notice may provide the Owner additional information and resources regarding the governing documents, Board activities, and the fine procedures and schedule.
4. Fines may be secured by a lien in like manner as assessments. Such lien may be foreclosed in like manner as assessment liens.

Fine Schedule

1. Upon the first occurrence of a covenant violation, the Board may assess a fine in the amount of \$25.00.
2. Upon the occurrence of the same covenant violation in a subsequent thirty day period, the Owner may be fined in \$25.00 increments for every 10 days that the violation continues to exist(i.e. second 10 day's fine is \$50.00, third ten day's fine is \$75.00, etc.).
3. Should an Owner fail to correct a covenant violation and it continues after 60 days from the date of the first occurrence of the covenant violation, the fine will increase to \$250.00 per month for each and every month that the violation continues to exist.

4. If during any point in the fining process the offense is corrected but then reappears a month or more later, it will be considered a 1st offense again with a charge of only \$25 to correct it. At that time, the fining will continue to subsequent fines if not corrected. Note that warning letters will not be sent this second time around, it will go straight to fines.
5. Each violation is considered its' own separate offense and will be addressed individually.

Exceptions to the Aforementioned Fine Schedule: Recreational and water vehicles are allowed on property for 72 hours per the covenants, after which they must be removed or an immediate fine will be issued with subsequent daily fines in the amount of \$30 each day until the vehicle is removed. If the vehicle is removed but brought back for another consecutive 72 hours, the fining will resume after that period expires. If the vehicle is only removed for one day or two in an attempt to circumvent the 72 hour rule, thereby keeping the vehicle parked an average of 5 to 6 days a week, the fine will double to \$60 a day until removed.

Appeal Process for Fine Schedule. Any member receiving a Rules Violation Notice may submit a written appeal to the Board of Directors within nine (9) days of the date of the original infraction notice, so that the appeals process is started prior to fines being assessed. The member will be given an opportunity for a hearing within 30 days of the original date of the notice of infraction and no enforcement fee(s) will be imposed until the outcome of that hearing is made known.

Appeal Process for Exceptions to Fine Schedule. In the case of violations within the "Exceptions" aforementioned, the member may submit a written appeal to the Board of Directors within 48 hours of the date of the original infraction notice, so that the appeals process is started prior to fines being assessed. The member will be given an opportunity for a hearing within 10 days of the original date of the notice of infraction and no enforcement fee(s) will be imposed until the outcome of that hearing is made known.