

RESOLUTION 2007-01

A RESOLUTION PROVIDING FOR THE COLLECTION OF DELINQUENT MEMBER ASSESSMENT PAYMENTS AND FINES AND THE FILING OF A CONTINUING LIEN ENCUMBERING A MEMBER'S PROPERTY.

WHEREAS, the Grand Haven Master Association, Inc., a Florida not-for-profit corporation, was originally formed November 13, 1991; and

WHEREAS, the purpose of the corporation is to act as the governing association of the Grand Haven Private Club Community located in Palm Coast, Flagler County, Florida, according to the Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association; and

WHEREAS, Article VI , Section 6.1.3 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, dated February 26, 1996, obligates each unit owner, by acceptance of a deed, for all applicable assessments and charges; and

WHEREAS, Article VI, Section 6.1.5 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association provides for the share of each unit owners common expenses to be made payable on a calendar year basis, in advance, in one installment by January 15 during the calendar year to which the assessment relates. Annual assessments shall be considered delinquent following January 15 of the calendar year and shall be due and payable on the date a claim of lien is filed in the Public Records of Flagler County, Florida;

WHEREAS, Article VI, Section 6.3 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association provides for payment in full of all residential (maintenance) charges applicable to owner-members of a subordinate [village] association;

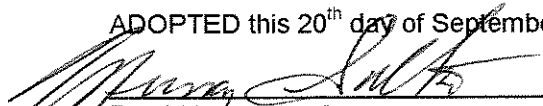
WHEREAS the Board of Directors of the Grand Haven Master Association, Inc., in June 2006, duly adopted a formal schedule of applicable fines for those certain violations of the Declaration of Covenants, Conditions and Restrictions and specifically created the Fine Committee for the sole purpose of reviewing those fines levied by the Association, as provided for in the Declaration and Florida Statues;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GRAND HAVEN MASTER ASSOCIATION, INC.

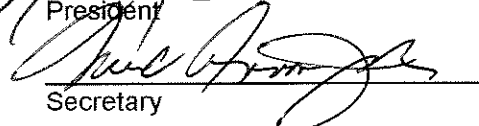
1. Member assessments and applicable residential landscape maintenance charges are considered to be the full and complete responsibility of each association member. No action on the part of the Association shall be required to advise any Member of his financial obligation to Association.
2. Annual member assessments shall be considered due to the Association on the first day of each calendar year, in advance, and delinquent after the fifteenth calendar day immediately following the due date. Property Owners that have not paid assessments by the 15th calendar day shall receive a delinquent notice from the Association via First Class U.S. Mail. All sums not paid on or before the 30th day of a calendar of the month shall include a one-time \$25.00 Administrative Late Fee and cumulative interest charges at the highest lawful rate, from time to time (currently 18% annually) from the date due until paid.

3. Regular monthly residential landscape maintenance charges, applicable to those specific villages, shall be considered due to the Association on the first day of each calendar month, in advance, and late after the 30th calendar day following the due date. Property Owners that have not paid assessments by the 15th calendar day shall receive a delinquent notice from the Association via First Class U.S. Mail. All sums not paid on or before the 30th calendar day shall include a one-time \$25.00 Administrative Late Fee and cumulative interest charges at the highest lawful rate from time to time (currently 18% annually) from the date due until paid.
4. Property Owners who are levied a fine for non-compliance of the Covenants, Conditions and Restrictions of the Grand Haven Master Association, Inc. shall be invoiced not later than 10 days immediately following the meeting of the Fine Committee at which their specific case was duly heard. All fines are due to the Association within 30 calendar days from receipt of the invoice. Fines outstanding for more than 30 calendar days shall be charged a one-time \$25.00 Administrative Fee and cumulative interest at the highest lawful rate from time to time (currently 18% annually) from the date due until paid.
5. All annual assessments, regular monthly residential landscape maintenance assessments and fines for non-compliance of the Covenants, Conditions and Restrictions in excess of \$300.00 are considered seriously past due and the Property Manager is directed to initiate the legal process to collect the debt and commence the due process for the filing of a continuous lien, as outlined with the Clerk of the Circuit Court of Flagler County, encumbering the property of said delinquent member, his heirs, devisees, personal representatives and assigns OR to initiate legal action to collect the amount past due.
6. The Association, through formal action by its Board of Directors, shall also exercise its right, following the filing of a claim of lien in the Public Records of Flagler County, Florida, to accelerate any and all applicable monthly landscape maintenance charges for the remainder of the current fiscal year of an owner delinquent in the payment of said residential landscape maintenance expenses.
7. The Property Manager is authorized and directed to provide a copy of this Resolution to each Association member by First Class United States Mail to the Address of Record as contained in the records of the Corporation.

ADOPTED this 20th day of September, 2007



 President



 Secretary

STATE OF FLORIDA
 COUNTY OF FLAGLER

BEFORE ME, personally appeared Murray Salkovitz and Fred Annon, Jr., to me known and known to me, to be the individuals described in and who executed the foregoing Resolution as President and Secretary, respectively, of the Grand Haven Master Association, Inc., and acknowledged to and before me that they executed such instrument at the direction of a majority of the Board of Directors of said corporation by their due and regulatory authority.

WITNESS my hand and official seal in the country and state last aforesaid this 20 day of Sept 2007.

