

## Greenfield Estates POA Board Resolution 25-01

Adopted by Board majority of the Greenfield Estates POA and effective on 9/1/25, this resolution outlines enforcement assessment amounts for violations that homeowners may be charged who do not follow the Covenants, Conditions, & Restrictions declarations which were agreed to and signed by them upon purchasing property in Greenfield Estates. In the event of chronic ongoing "like-kind" violations, a Notice of Violation and subsequent enforcement assessments will be levied on a semi-annual basis upon any such homeowner. A majority vote of the Board (3 of 5) is required to charge a complaint against any homeowner and the agreed upon enforcement amount thereof. All enforcement assessments and/or liens are pursuant to the allowances of Ohio Revised Code §5312.11 and §5312.12.

### Maximum Enforcement Assessment \$100

#### Mailbox Presentation

This includes those needing painted, repaired, replaced, or non-compliant mailboxes.

#### Equipment Storage Outside of Garage

Stored vehicles, other equipment, lawn mowers, etc.

#### Miscellaneous

All other non specified violations.

### Maximum Enforcement Assessment \$500

#### Overgrown Landscaping or Neglected Home Maintenance

Homes which have chronic non-maintained yards, ditches, shrubbery, or trash present.

Homes which are physically in need of visible outside repair and remain in said state.

### Maximum Enforcement Assessment \$1,000

#### Unapproved Construction

This includes fences, buildings, and any other outside "thing" that has a solid footing, is placed in the ground as a permanent structure, or structurally attached to a home or outbuilding.

### Board Signatures:

This Resolution 25-01 has been adopted and signed by a majority of Greenfield Estates POA Board members as witnessed below (3 of 5 member signatures required):



Date 8/25/2025

Bryon Lundquist Bryon Lundquist

Date 8/25/2025

Angele M Bell Cym Bell

Date 8/25/2025

Curtis Cupp Curtis Cupp

Date 8/25/2025

Jennifer Helm Jennifer Helm

Date 8/25/2025