

10.567EC
2-1-69

RULES FOR ENFORCEMENT OF THE DECLARATIONS OF COVENANTS AND
RESTRICTIONS AND RULES FOR WHISPERING PINES VILLAS

The procedure for the enforcement of the Declaration of Covenants and Restrictions and Rules shall be as follows:

These procedures are promulgated pursuant to Section 13.2 of the Declarations and those powers granted to the Directors by the By-Laws and by the laws of the State of Florida.

1. Any believed violation(s) of the Rules, Regulations or the Covenants, Conditions and Restrictions shall be directed to the President of the Board of Directors IN WRITING.

2. Any Director may bring any violation before the Board of Directors at any regular or special board meeting, which shall be equivalent to a writing.

3. The Board of Directors shall examine the report of the alleged violation, and shall issue a writing to the alleged violator to be mailed certified, return receipt requested in the United States and registered mail elsewhere. Said writing shall set a time and place for the alleged violator to appear before the Board of Directors. Said time of appearance shall be within ten (10) days from the date of the writing. The decision to issue a writing as to the alleged violation shall be by the majority of the members of the Board present at the meeting where the allegation of violation is presented.

4. If the alleged violator is a tenant or guest, then the owner of the villa shall also be notified as above provided as to set hearing.

5. The alleged violator shall appear at the appointed time and place to show to the Board why the alleged violation is either untrue or not a violation.

6. After hearing the presentation of the alleged violator, the Board shall close the session and shall render a decision as to the alleged violation, i.e., whether it is or is not a violation. Said decision shall be by a majority of the Board present.

7. The Board is authorized to impose the following sanction in addition to any others previously granted to the Board of Directors:

(a) A monetary fine in the amount of \$50.00 per day of continuing violation, commencing five (5) days after any decision of the Board of Directors that a violation has occurred. Said five (5) days shall be allowed for the Violator to cease the violation. Said fine shall continue until the violation has been cured or \$5,000.00 accumulated, whichever calculated amount is less.

John Brogan
600 Whispering Pines Blvd
Inverness, FL 34453



BK 1000FC 1870

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(b) If the accumulated fine is not paid within twenty (20) days after written demand to the violator by the Board of Directors, the Whispering Pines Villas Property Owners' Asso., Inc. shall file a lien against the violator's villa in the Public Records of Citrus County and shall take any other action provided by the laws of the State of Florida.

(c) If the violator is a tenant, the owner of the villa shall be notified of the violation by Certified mail in the United States and Registered mail elsewhere that their tenant is in violation.

8. Quorum requirements shall be met for all procedures hereunder and all Board members shall receive written notice of the session concerning alleged violators.

Adopted this the 21st day of September, 1993.

Jean Butterfield
Jean Butterfield
Jean Butterfield
Secretary
Whispering Pines Villas
Property Owners' Asso., Inc.

BK 1000PG1871

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FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'93 SEP 28 AM 10 24

VERIFIED BY:

D.C.

John P. Brogan
John P. Brogan
John P. Brogan
President
Whispering Pines Villas
Property Owners' Asso., Inc.
600 Whispering Pines Blvd.
Inverness, Fl. 34453

STATE OF FLORIDA
COUNTY OF CITRUS

On this 28th day of September, 1993,
the foregoing or attached instrument was acknowledged before
me by Jean Butterfield
Jean Butterfield, who is/are personally known to me or
who has/have produced Valid FL ID # B361-476-21-562-0
as identification and who (did) (did not) take an oath.

Julie K. Lynch
Notary Public:



STATE OF FLORIDA
COUNTY OF CITRUS

On this 27th day of September, 1993,
the foregoing or attached instrument was acknowledged before
me by John P. Brogan
John P. Brogan, who is/are personally known to me or
who has/have produced FL DL # B625-475-28-999-0
as identification and who (did) (did not) take an oath.

Kathleen A. Kirk
Notary Public:

KATHLEEN A. KIRK
Notary Public, State of Florida
My comm. expires April 5, 1995
No. CC033606