

AMENDMENT TO WIND RIVER ESTATES BYLAWS, ARTICLE X SECTION 10.02

The following fine policy was voted upon and passed at the Wind River Estates Annual Meeting held on August 11, 2003. This policy takes effect January 31, 2004.

Written Notice

"Fines may be levied by the Association for violation of any rule or regulation, or the breach of any Bylaw, or any provision of the Declaration, which for purposes of this section are hereinafter referred to as "the Documents". Before imposing a fine, the Association must give the homeowner a written violation notice and the opportunity to be heard.

The written notice will contain the following: (1) the date the violation notice is prepared or mailed; (2) a description of the violation; (3) a reference to the rule or provision of the Documents that is being violated; (4) a description of the action required to cure the violation; (5) the amount of the fine to be levied; (6) the date the fine begins accruing; (7) a statement that not later than the 30th day after the owner receives the notice, the owner may request a hearing before the board to contest the fine or abatement action.

Fines

Fines for violation of the Documents are as follows: An initial fine of \$25.00. The fine will increase by \$10.00 per month, every month until the violation is cured, or until a written notice of appeal to the board is received. Fines may resume after a hearing before the board, at which the board deems that the owner is still in violation. It is the owner's sole responsibility to notify the board or management company that a violation has been cured. Otherwise, the violation will be presumed to exist until verified upon the next regularly scheduled inspection.

The association *may not* charge interest or late charges on unpaid fines. The association *may not* foreclose its assessment lien on a debt consisting solely of fines. The association *may* assess owner's payments to unpaid fines before other types of assessments.

Hearing

To request a hearing before the board, an owner must submit a written request to the board within 30 days after the date of the violation notice. The hearing shall be held not later than the 30th day after the date the board receives the owner's request for a hearing. The association shall provide 10 days' written notice to the owner notifying them of the date, time and place of the hearing.

The notice and hearing provisions do not apply when: (1) the association is seeking a temporary restraining order, temporary injunction; (2) The violation constitutes a significant and immediate risk of harm to others; or (3) the association is filing a counterclaim against an owner.

The Association is in no way prohibited from taking any other actions as provided for in the Documents as they deem necessary at any time."