

**LAUDERDALE WEST COMMUNITY ASSOCIATION #1, INC.
RESOLUTION OF THE BOARD OF DIRECTORS
ADOPTION OF RESIDENTIAL COMPLIANCE COMMITTEE CHARTER (RESIDENTIAL
COMPLIANCE REVIEW COMMITTEE)**

WHEREAS, Lauderdale West Community Association #1, Inc. (“Association”) is governed by Chapter 718, Florida Statutes, and its Declaration, Articles of Incorporation, and Bylaws; and

WHEREAS, Florida Statute 718.303 requires that any fine or suspension levied by the Board of Directors be approved by an independent committee of at least three (3) members who are not officers, directors, or employees of the Association, nor related to such persons; and

WHEREAS, the Board of Directors (“Board”) desires to ensure that all enforcement actions are applied consistently, fairly, and in a manner that is transparent and legally compliant; and

WHEREAS, the Board finds it in the best interest of the Association to formally adopt a Residential Compliance Committee Charter and to integrate such Charter into the Association’s overall enforcement and fining procedures;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the following Residential Compliance Committee Charter and Enforcement Procedure:

1. Authority and Purpose

The Residential Compliance Committee (“Committee”) is established pursuant to Florida Statute 718.303 and the Association’s governing documents.

The purpose of the Committee is to provide an independent and impartial review of fines and suspensions levied by the Board to ensure that such actions are reasonable, consistent, and in compliance with Florida law and the Association’s governing documents.

The Committee shall not impose fines. Its sole authority is to approve or reject fines or suspensions proposed by the Board.

2. Scope of Review

The Committee shall review:

- Monetary fines proposed by the Board for violations of the Declaration, Bylaws, or Rules & Regulations
- Suspensions of use rights to common elements (excluding limited common elements required for access)
- Suspensions of voting rights, if permitted by the governing documents

The Committee shall not:

- Modify the amount of any fine
- Create or interpret new rules
- Rehear matters already decided and finalized
- Address disputes unrelated to Board-imposed fines or suspensions

3. Composition and Eligibility

In accordance with Florida law:

- The Committee shall consist of at least three (3) members
- Members must be unit owners or residents of the Association
- Members may not be:
 - Board members
 - Officers of the Association
 - Employees of the Association
 - The spouse, parent, child, brother, or sister of a Board member or officer

Members shall be appointed by the Board annually or as needed.

4. Independence and Impartiality

Committee members shall act independently and avoid conflicts of interest or the appearance of bias.

Members shall recuse themselves from any matter where impartiality may reasonably be questioned.

5. Enforcement Procedure (Required Workflow)

To ensure compliance with Florida law and consistency in enforcement, the following procedure shall be followed prior to Committee review:

Step 1 – Violation Notice (Courtesy/Initial Notice)

The Association shall provide written notice of the alleged violation, providing the unit owner a reasonable opportunity to cure the violation.

Step 2 – Notice of Intent to Fine or Suspend

If the violation is not cured, the Association shall issue a written notice of intent to impose a fine or suspension, specifying:

- The nature of the violation
- The governing document provision violated
- The proposed fine or suspension
- The right to a hearing before the Committee

Step 3 – Referral to Committee and Hearing Notice

The matter shall be referred to the Committee, and the unit owner shall be provided with at least fourteen (14) days' written notice of the hearing.

Step 4 – Committee Hearing and Decision

The Committee shall conduct the hearing and render a decision to approve or reject the proposed fine or suspension.

Step 5 – Implementation

- If approved, the fine or suspension shall be imposed by the Association
- If rejected, the fine or suspension shall not be imposed

Failure to follow this procedure shall render the fine or suspension unenforceable.

6. Procedures for Hearings

Notice of Hearing

The hearing notice shall include:

- Description of the violation
- Date, time, and location of the hearing
- Proposed fine or suspension

Conduct of Hearing

- The unit owner shall have the opportunity to present evidence and respond
- Hearings shall be conducted in a fair and orderly manner
- Decisions shall be based on competent and credible information

Deliberation

- The Committee shall deliberate privately
- A majority vote determines the outcome

7. Standard of Review

The Committee shall determine whether:

- The violation occurred
- The rule or restriction is valid and enforceable
- The proposed fine or suspension is consistent with governing documents and prior enforcement
- The Board acted reasonably and not arbitrarily or selectively

8. Decision and Effect

The Committee shall either approve or reject the fine or suspension.

If not approved, the fine or suspension may not be imposed.

The decision shall be final as to the imposition of the fine or suspension and shall be documented in writing.

9. Limits on Fines (Statutory Compliance)

- A fine may not exceed \$100 per violation
- A continuing violation may be fined up to \$100 per day, not to exceed \$1,000 in the aggregate, unless otherwise permitted by law
- A fine of \$1,000 or more may become a lien against the unit if authorized by statute

10. Recordkeeping and Confidentiality

The Committee shall maintain records of notices, evidence, and decisions.

Proceedings shall be treated as confidential to the extent permitted by law.

11. Meetings and Owner Participation

Committee hearings are not required to be open to all unit owners; however, the subject unit owner must be permitted to attend and be heard.

12. Code of Conduct

Committee members shall act professionally, remain neutral, and base decisions solely on the facts and governing documents, free from outside influence.

13. Training and Guidance

The Board may provide training and guidance to ensure consistent and lawful decision-making.

14. Adoption and Amendment

This Charter and Enforcement Procedure may be amended by the Board as necessary to maintain compliance with Florida law and the Association's governing documents.

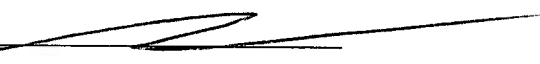
BE IT FURTHER RESOLVED that all fining and suspension actions of the Association shall strictly adhere to this Resolution, applicable Florida Statutes and procedure.

ADOPTED by the Board of Directors at a duly noticed meeting held on the 27 day of May, 2026.

BOARD OF DIRECTORS

Lauderdale West Community Association #1, Inc.

By:  _____
President

Attest:  _____
Secretary