

**Nelson Hill Homeowners Association
Board of Directors
Called Meeting September 18th, 2024**

Nelson Hill Common Area Playground Location @ 6:15PM

Minutes

Directors Present: Bob Finnegan, Alexander Lamma, Elliot Lenz, Maureen Berrios, Tina Curry, Tessa Hiers

A special called meeting was held on the Nelson Hill Playground. The undersigned, consisting of all members of the Board of Directors of Nelson Hill Homeowners' Association, Inc., a Georgia Nonprofit Corporation (the "Corporation"), in accordance with the Georgia Nonprofit Corporation Code, do hereby consent to the following actions and resolutions being taken and adopted and hereby direct that this written consent be filed with the minutes of the Board of Directors in the minute book of the Corporation.

Adoption of Fine Policy

RESOLVED, that the following Fine Policy is hereby adopted (see attached documents)

Adoption of Rules & Regulations Policy

RESOLVED, that the following Rules & Regulations Policy is hereby adopted (see attached documents)

IN WITNESS WHEREOF, the undersigned have caused this written consent to be executed on this 19th day of September, 2024 through the waiver of notice (see attached documents).

Meeting adjourned @ 6:30PM

Nelson Hill Homeowners Association, Inc.

Fine Policy

Adopted by the Board of Directors

September, 2024

WHEREAS, the Board of Directors of Nelson Hill Homeowners' Association, Inc adopted this policy at a called Board of Director's meeting; and

WHEREAS, the Board of Directors of Nelson Hill Homeowners' Association, Inc distributed the adopted policy to all members of the Association at the address shown on the books and records at least ten (10) days prior to the effective date; and

WHEREAS, the Board of Directors of Nelson Hill Homeowners' Association, Inc established 11/01/2024 as the effective date of this policy:

WHEREAS, this Fine Policy will supersede all previous fine policies of Nelson Hill Homeowners' Association, Inc on 11/01/2024 and may be further amended from time to time. Said policy will not contradict The Articles of Incorporation, Covenants, or By-Laws, and may be recorded as part of the Rules & Regulations should the board to memorialize these policies.

NOW THEREFORE, the Fine Policy is adopted as follows:

Nelson Hill Homeowners' Association and all of its property owners within the community have the right to enforce compliance of the Restrictive Covenants that govern Nelson Hill. Through the actions of our property owners, it is our hope that doing so will help maintain and improve property values.

Please accept this correspondence as notice to all homeowners, tenants, and property management companies of the Nelson Hill HOA Fine Policy (the "Policy"). This Policy has been adopted by the Board of Directors pursuant to Article 2, Section 7 of the Restrictive Covenants.

Nelson Hill Homeowners' Association, through its Board of Directors or other designated committee (if applicable), will investigate all violations reported by neighbors and/or observed directly by the Board of Directors. If the Board determines that a violation does exist, based on the language of the Restrictive Covenants and established Rules & Regulations, a First Written Notice will be issued that details what the violation involves and the specific covenant, rule, or regulation it violates. If the violation continues, additional notices and eventually fines will be issued as detailed below.

A summary of the Fine Policy is as follows:

	Fine Amount	Total
First Written Notice*	\$0	\$0
Second Written Notice	\$50	\$50
Final Notice	\$100	\$150
Initiation of Litigation by HOA Attorney	Court Costs + Attorney Fees	\$150 + Court Costs + Attorney Fees

1. This policy is an addendum, and in addition to, all rights the Association has under the laws of the State of Georgia, the Declaration, By-Laws, and Rules and Regulations, as amended.

This policy shall be effective as of the 1st day of Nov, 2024

DIRECTORS:

Bob Turner
President

[Signature]
Vice President

Cliff Hays
Treasurer

[Signature]
Secretary

Maureen Beine
Director

[Signature]
Director

[Signature]
Director



Nelson Hill Homeowners Association, Inc.

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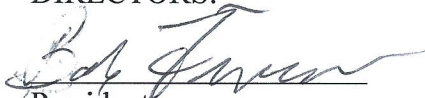
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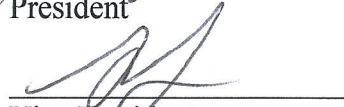
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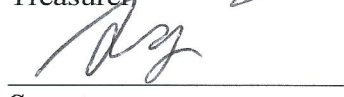
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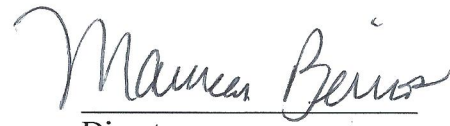
DIRECTORS:

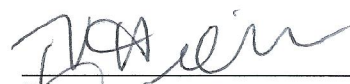

President

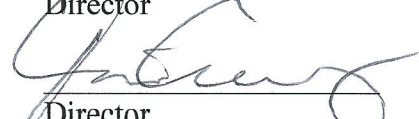

Vice President


Treasurer


Secretary


Director


Director


Director



WAVER OF NOTICE OF SPECIAL CALLED MEETING

OF BORD OF DIRECTORS

OF

NELSON HILL HOMEOWNERS' ASSOCIATION, INC.

We, the undersigned, being all of the directors of the Corporation, hereby agree and consent that the special called meeting of directors of the corporation be held on the date and time and at the place designated hereunder, and do hereby waive all notice whatsoever of such meeting and of any adjournment or adjournments thereof.

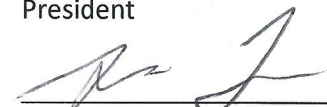
We do further agree and consent that any and all lawful business may be transacted at such meeting or at any adjournment or adjournments thereof as may be deemed advisable by any director present thereat. Any business transacted at such meeting or at any adjournment or adjournments thereof shall be as valid and legal and of the same force and effect as if such meeting or adjourned meeting were held after notice

Place of meeting: Nelson Hill Playground Common Area
Date of meeting: 09/18/24
Time of meeting: 6:15 PM

Dated: 09/18/24

DIRECTORS:


President


Vice President


Treasurer


Secretary


Director


Director


Director

