

**OLNEY OAKS SINGLE FAMILY
HOMEOWNERS ASSOCIATION, INC.
P.O. Box 293, Olney, MD 20832**

**RULE NO. 2003: 2
A SCHEDULE OF FINES FOR ANY VIOLATIONS OF
PROVISIONS OF THE COVENANTS AND RULES**

WHEREAS, Article IX, paragraph (e) of the Amended Declaration of Covenants and Restrictions of the Olney Oaks Single Family Homeowners Association, Inc. (hereinafter the "Association") dated July 24, 1985 and recorded on August 2, 1985 in Liber 6813 at Folio 011, (hereinafter the "Declaration") states that the Board of Directors may adopt reasonable rules and regulations regarding use of the common areas located within the Association including the establishment of a schedule of fines for violation of the provisions of this Declaration or Rules and Regulations adopted by the Board, said fines to be enforced the same as delinquent assessments as provided for in Article VII of the Declaration as recorded in Liber 6813 at Folios 008 and 009; and

NOW, THEREFORE, the Board of Directors for the Association hereby adopts the following hearing procedures and fines:

1. Hearing Procedures and Fines. If the Board of Directors is notified or becomes aware of a violation of the Covenants or Rules and Regulations of the Association, a letter will be forwarded to the alleged violator, or the property owner(s) where the violator resides or is visiting, requesting that the violation cease and that any further violation of these Rules will result in a hearing before the Board of Directors. If any further violation of these Rules is committed by the alleged violator, the Board will forward a written notice of a hearing to be held by the Board of Directors. Said notice shall

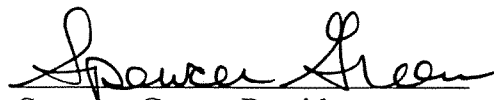
be mailed to the alleged violator within fifteen days from the date of the hearing. A written response may be presented to the Board in lieu of a personal appearance. At the hearing, the property owner(s) or alleged violator shall have the right to present evidence and to cross-examine witnesses. At the conclusion of the hearing, the Board will render a decision on the merits of the alleged violation based on the evidence presented by the Board and/or the complaining party and the individual property owner. If a violation is found to have occurred, the Association may impose a fine of \$50.00 for a first violation and \$100.00 for any second or subsequent violation of these Rules due within 60 days of issuance. If the property owner fails to correct the violation after having been fined by the Board or fails to pay the fine imposed by the Board, the property owner(s) may be sued for damages, costs and attorney's fees incurred by the Board in correcting said violation and/or collecting said fine. As provided for in Article VII of the Declaration, said fines not paid by the date when due shall be called delinquent and may, together with interest thereof at the legal rate and the cost of collection thereof, become a continuing lien upon the lot or lots belonging to the member against whom such assessments are levied and shall bind such lot or lots in the hands of the then owners, heirs, devisees, personal representatives and assigns.

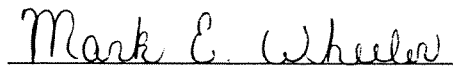
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IN WITNESS WHEREOF, the undersigned has executed this Rule this 11th day of
June, 2003.

This is to certify that a meeting of the Board of Directors for the Olney Oaks Single
Family Homeowners Association was duly called on June 11, 2003, and a
majority of the Board voted in favor of this Rule.

By:


Spencer Green, President


Secretary, Olney Oaks HOA