Plantation Harbor Property Owners Association

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REGULATION #07-05

COMPLIANCE INSPECTOR

DATE APPROVED: March 30, 2007   **DATE EFFECTIVE:** March 30, 2007

                                                                                  DATE RESCINDED:

This Regulation establishes the position and defines the duties, responsibilities and authority of Compliance Inspector, CI. As are all PHPOA officers, the CI is appointed annually by the Directors and serves at their pleasure. As an officer of the corporation, the CI should be aware of the community issues and plans being made and is covered by the PHPOA insurance policies.

It is the responsibility of the CI to enforce the PHPOA policies and to serve as the resident "expert" on their interpretation. These policies are in various corporate documents, in particular the:
1. Deed,
2. Bylaws,
3. Declaration of Covenants, Conditions, Restrictions and Easements of Plantation Harbor,
4. Architectural Control Committee, ACC, Architectural Guidelines and Review Procedures, and
5. Book of Resolutions.

The first three of the above documents are relatively static in nature and, while important, will probably not consume most of the CI's energies. Decisions by the ACC on the various construction activities within the community are critical and adherence to them significantly impacts the success of the community. The CI will be responsible for verifying adherence to the Construction and Landscape plans authorized by the ACC. To assist in this role, the CI will serve as an alternate to the ACC and thus be aware of all authorized construction. By acknowledging adherence to the approved Construction plans on the Sewage Connection Permit, the CI authorizes the resident's connection to the PHPOA Sewage Treatment System; verifying adherence to the Landscaping plans authorizes the Treasurer's release of the refundable Landscaping Deposit. On the other hand, if the construction or landscaping is not as approved by the ACC, it is the responsibility of the CI to notify all parties of the discrepancies and to shepherd their resolution. This resolution may be a simple conversation with the applicant (note that PHPOA's interface is with the owner/member, not his employees) and a trivial change by his builder to ensure conformance or it may be as complicated as PHPOA assuming responsibility to complete the approved Landscape Plan. This later action could involve notification of violation to the applicant, handling appeals, contracting with a local landscaper to do the work, and working with the Treasurer to utilize the Landscaping Fee, and possibly even additional assessments, to fund and complete the work as approved.

The CI needs to pay attention to activities within the community to ensure they are in accordance with the various corporate policies. In addition, the CI may get assistance from other members or guests as they report on various activities. To many, the CI almost serves as an Ombudsman. In

some extreme and rare cases, the CI may need to excuse himself from any further interactions and simply notify the appropriate (law enforcement) officials.

The CI is required to have in-depth knowledge of the PHPOA polices, approvals, and Regulations and the CI needs to be involved in ongoing community activities, especially construction, and work with various PHPOA officials and members in seeking resolution to potential problem situations. The CI needs to draw on his personnel skills as well as pay attention to details in carrying out his duties.

It is also expected that the CI will document the various interactions encountered and suggest ways to operate more efficiently and fairly in the future. The Directors will be kept apprised of all interactions and will be arbitrators of any appeals if a member chooses to appeal a decision of the CI. In the case of a member's appeal, the CI will keep all abreast of the process, set up the appeal review, document the results, and verify adherence to the decision reached.

APPROVED:

/s/   /s/   /s/

_____   _____   _____
J. Allen Heller   James Mead   George Radford
Director, PHPOA   Director, PHPOA   Director, PHPOA