

FINES AND PROCEDURES FOR ENFORCING COVENANTS POLICY

JUNE 2023

The Board of Directors has determined the following schedule for handling homeowners who violate our covenants and policies. All associated non-compliance costs are assessed to the Homeowner's account in which interest is also accrued. Violations are costly to the HOA and the non-compliant homeowner. It is the homeowner's responsibility to notify Corder & Company of new homeowner addresses (in the case of rental properties) and contact information.

Friendly Reminder Letter: Homeowners with violations will receive a "Friendly Reminder" letter reminding them of the policy which they are in violation of. The notice will also give a description of their violation with a small picture. The homeowner will correct or rectify the violation as follows:

- 3 days for RV parked in the driveway or street
- One week for guest's RV parked in driveway or street
- Seven days for stored vehicle or prohibited parking of vehicles
- Fourteen days for all other violations

1st Violation Letter: If the violation is not handled properly by the homeowner within the timeframe specified above, a Violation letter will be sent stating the violation again along with the request that the violation be corrected in 10 days from the date of the letter.

This Violation letter will state that a fine of **\$25** has been levied against the homeowner.

2nd Violation Letter: If the homeowner fails to correct the violation within 10 days, a second violation letter will be sent stating the violation again along with the request that the violation be corrected within 10 days from the date of the letter.

This Violation letter will state that an additional fine of **\$50** has been levied against the homeowner.

3rd and Final Violation Letter: If the homeowner fails to correct the violation within 10 days, then a Final letter will be sent stating the violation again along with the request that the violation be corrected in 10 days from the date of the letter.

This Violation letter will state that an additional fine of **\$100** has been levied against the homeowner.

The issue will then be handed over to the attorney, **with all costs of said attorney to be added to the HOA bill for the homeowner.** This will be a very costly outcome for the homeowner and should be avoided.

The Board of Directors may also determine to place a lien on the residence dependent on the homeowner's account standing and lack of compliance.

Appeal Process: Homeowner may submit an appeal in writing with documented proof of compliance within the timeframe specified. All non-compliance issues are identified by the HOA Management Company. The decision to overturn the enforcement decision must contain documented proof that the homeowner was in fact compliant with the covenants and policies.