

COVENANT ENFORCEMENT VIOLATIONS PENALTIES POLICY

1. The Community Standards Committee or the Board of Directors and/or any other committee or person appointed by the Board will notify the member that the member is in violation of one or more of our duly recorded covenants. This notification may be oral but will be followed by a confirmation in writing. Every attempt will be made at this time to resolve the issue including, but not limited to, discussions on timing and method for resolution, schedule of payments, etc. This process is identical to the one that has been followed since the establishment of the HOA.
2. If, after these discussions, the member refuses to correct the violations in the mutually agreed upon manner and time, (or if no manner/time could be initially and mutually agreed to) the member will be notified that they have the right to be heard and, if they wish, to be represented by council in a hearing before the Community Standards Committee or Board of Directors. The notice of such a hearing, including the charges/sanctions to be imposed, shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the member at the address of record with the Association at least 14 days prior to the date of the hearing.
3. The Community Standards Committee or the Board of Directors at this meeting, regardless of whether the member/council attends or not, shall review the details of the situation and have the authority to assess the member an amount not to exceed fifty dollars (\$50) for a single offense, or ten dollars (\$10) per day for any offense of a continuing nature. The total charges for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days for a maximum of nine hundred dollars (\$900).
4. In the event that an assessment is made and not paid, the Board reserves the right to file a lien or lawsuit to recover the unpaid amount in accordance with its Collections Policy.
5. This policy in no way affects the Board's current right to impose a lien or file a lawsuit if those actions are seen as appropriate for the situ. (Note: Change from Proposal to Policy)

Revised by the board March 27, 2023

Approved by the board May 11, 2023