

Hunters Green-Greenfield Place

Home Owners' Association

Violation Enforcement Policy

Upon identification of a violation, the association will take the following actions:

STEP ONE:

The Association will send WRITTEN NOTICE to the homeowner listing the violation and providing for a specific time period for compliance. All Notices will be sent to the billing address of record by first class mail. If homeowner is unable to cure the violation within specified period he/she must respond in writing within the specified period to Management Company or Board of Directors to propose a resolution or request a hearing. Failure to request a hearing in writing, within the specified time period shall be a waiver of the opportunity for said hearing.

STEP TWO:

If homeowner fails to remedy the cited violation within specified time period, fine of \$50 will be imposed on homeowner. A second WRITTEN NOTICE of violation will be sent to the billing address of record by first class mail. The Second Notice will inform the homeowner that if the violation is corrected or eliminated within 14 days from the postmark of the second notice, no further action will be taken. Failure to correct the violation, or cease work on any improvement will result in the association electing to pursue any one of the remedies available to the Association under the CCR's, by-laws or this enforcement policy.

STEP THREE:

If the 14 days allowed has passed without correction, a fine of \$100 per month of violation will be imposed and third WRITTEN notice will be sent to the billing address of record by first class mail. The Third Notice will inform the homeowner that in addition to the fines, the homeowners account will be assessed all costs related to the process.

The Board may at any time during the enforcement process determine it to be in the best interest of the association to end the violation fine process and refer the matter to Legal Counsel to pursue the associations' remedies, which may include injunctive relief to correct or otherwise abate the violation.

REPEAT VIOLATIONS:

If a violation of the same nature is repeated within any one (1) year period after the last violation letter was sent, the violation letter process will continue uninterrupted. If a violation of the same nature occurs one (1) year or more after the last violation letter was sent, the violation will be considered new and the process will start from the beginning.