

HIDDEN COVE III HOMEOWNERS ASSOCIATION

ENFORCEMENT POLICY

Fine structure is based upon each violation, i.e., landscaping and parking are separate violations. In order to make fines fair but firm, the Board of Directors had to structure fines with the worst-case scenario in mind. Article 25, Section 1K powers the Board to impose fines.

- First Notice – A warning will be mailed to the unit owner stating the CCR/Rule and fine structure. The owner will be given 14 calendar days to submit a compliance plan. The owner must file with the management office when compliance is achieved, which will then be confirmed by a Board member (or delegated to the management office).
- Second Notice – If compliance is not achieved, the owner will be assessed a \$100 fine and will be given additional 14 calendar days to comply. The owner must file with the management office when compliance is achieved, which will then be confirmed by a Board member (or delegated to the management office).
- Third Notice – If compliance is not achieved, the owner will be assessed an additional \$200 fine and will be given additional 14 calendar days to comply. The owner must file with the management office when compliance is achieved, which will then be confirmed by a Board member (or delegated to the management office).
- Four and Final Notice – If compliance is not achieved, the owner will be assessed an additional \$300 fine and a \$300 fine every calendar month thereafter until compliance is achieved. Additional fees for legal costs may also be added. The owner must file with the management office when compliance is achieved, which will then be confirmed by a Board member (or delegated to the management office).
- Please refer to the Association's House Rule for specifics on parking.

Duly adopted August 26, 2020 Board meeting