

## Enforcement Policy

This policy will apply to all covenant violations that come to the attention of the Board of Directors

1. The first step in enforcement is for a member or members of the Board of Directors to contact or visit the homeowner and to determine how to bring the homeowner into compliance. The homeowner is given a reasonable time frame in which to resolve the compliance issue. The exception to this first step would be if the Board determines that a violation affects the health, safety and welfare of the Subdivision. In this case, the Board would take responsibility for immediately correcting the problem and the homeowner would be billed for the expenses.

The homeowner may elect to attend the next Board meeting to appeal their case, suggest an alternative solution or request a variance. If the Board does not approve the solution or grant a variance, a letter is written from the Board to the homeowner stating the deadline for the homeowner to achieve compliance. A variance request shall be deemed disapproved if not timely acted upon by the Architectural Committee.

2. If the deadline for compliance is passed, our attorney will write a letter to the homeowner stating that the homeowner is not compliant with the covenant/s in question and the attorneys fees would be the homeowner's responsibility. The issue would go to mediation if both parties agree. The cost of mediation is shared.
3. In the event the homeowner refuses mediation, the association would have no other option than to file a lawsuit. The judge will require mediation in most cases. If further action is required in court, the judge will determine who pays the court costs.