

RESOLUTION III.

Fawn Lake Homeowner's Association, Inc. **VIOLATION POLICY** **SCHEDULE FOR CORRECTION OF VIOLATIONS**

Violation letter notices are mailed to homeowners and to the property addresses if homeowners do not receive mail at the property addresses.

If the violation letter notices mailed via first class mail are not returned as undeliverable, the homeowners are deemed to have received the notices.

All residents should respond in writing to violation letter notices, so the Board can review all responses if needed.

The Community Association Manager (CAM) is allowed to grant reasonable extensions if requested in writing but extensions over 30 days must be submitted for board approval.

The 1st violation letter notices will give the dates listed below starting from the dates of the letters for correction and sent via first class mail.

The 2nd violation letter notices will give the dates listed below starting from the dates of the letters for correction and sent via certified mail and regular mail three (3) days later. A \$25.00 processing fee will be applied to the homeowner's account for all 2nd notices. Fees are to be approved by a Board member prior to posting to owner account.

The 3rd Notice in cases where abatement action is required will be sent by management and will give a 14 day notice to the owner notifying them of scheduled abatement. Abatement action is to be done for lawn mowing, tree trimming, landscape maintenance and pressure washing. All fees associated with abatement will be charged back to the homeowner.

The 3rd violation notice (*Where abatement is not required*) will be sent from the Association Attorney requesting enforcement action. If the violation is still unresolved the Attorney will then send a 4th notice proceeding with pre-suit mediation. The Board will vote before any law suits are filed. All attorney fees will be billed to the homeowner's account.

This process will be automated and applied uniformly to all violations.

Immediately: (7) Days:

- Remove Advertising sign from property (Dec Art II Sec 9; d)
- Remove RV, Boat, jet ski and/or trailer from view (Dec Art II Sec 13)
- Remove inoperable vehicle from view (Dec Art II Sec 13)
- Cease parking vehicles on grass easement (Dec Art II Sec 9, 13)
- Remove debris from property and public view (Dec Art II Sec 2)
- Remedy miscellaneous items in picture of violation notice (Dec Art II Sec 9;12)
- Remove trash cans/recycle bins from view on non pick-up days (Dec Art II Sec2)
- Remove basketball hoops from public view (Dec Art II Sec 12)
- Animals – clean up after pet (Dec Art II Sec 10)
- Pets must be leashed at all times (Dec Art II Sec10)
- Noise disturbances including pets (Dec Art II Sec 9; 10)
- Illegal Use or Construction on Lake or Pond area (Dec Art II Sec 22)
- Illegal Construction or Erection of appurtenances (Dec Art II Sec 12)
- Submit appropriate Architectural request form (Dec Art VI, Sec 1;2)

Thirty (30) Days:

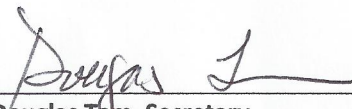
- Mailbox should be within the specified guidelines and kept clean (Dec Art II Sec 20)
- Remedy discolored driveway (Dec Art II Sec 14)
- Remedy discolored roof (Dec Art II Sec 14)
- Remedy discolored sidewalk and/or walkways (Dec Art II Sec 14)
- Remedy discolored house (Dec Art II Sec 14)

RESOLUTION III.

- Remedy landscaping (replace, prune or trim trees, shrubs and bushes, weeding of lawns and gardens) (Dec Art II Sec 14)
- Remedy mailbox (within specified guidelines and kept clean (Dec Art II Sec 20)
- Remedy Fence Cleaning, Repairs or Alterations (Dec Art II Sec 18)

Adopted on September 29, 2020 as Resolution III. by the Board of Directors



Jesse Leonor, President

Douglas Tam, Secretary