

## **Cranberry Lake Estates Association Rules, Regulations, and Restrictions Violation-Notification and Enforcement Policy, Dated 2/26/2021**

### **Intent:**

Since it is the responsibility of the Board of Directors to establish, maintain and/or enforce the necessary rules, regulations and deed restrictions designed in the establishment of the neighborhood, this policy is created to assist the Board to ensure the integrity of our neighborhood is maintained and to protect the interests of the Association. All rules, regulations, and deed restrictions are included in this policy and therefore subject to fines by the Board. When dealing with conflicting interpretations of the rules, regulations, and deed restrictions both the Board and the homeowners should work towards an amicable resolution to the issue, but the Board will have the sole responsibility of determining what does and does not constitute a violation of the subdivision rules, regulations and deed restrictions.

### **Violation:**

When a violation to subdivision rules, regulations and/or deed restrictions is brought to the attention of the board and the Board agrees that a violation has occurred, a notice of violation will be issued to the homeowner. When that violation notice is issued, the homeowner will have a date specified to which they either correct the violation or request to attend the Board's next monthly meeting for the purpose of resolving the violation.

### **Resolution:**

Should the homeowner not correct the violation or request a meeting with the Board within the specified period, a second notice will be issued with a final compliance date. If that final compliance date is not met, a fine of no less than \$100 and no more than \$1000, plus any administration and legal fees, will be assessed to the homeowner in violation.

For homeowners requesting a meeting, the Board or its representative will attempt to work out a reasonable resolution of the violation. Within ten (10) days following that meeting the Board will send a notice to the homeowner including a final compliance date and either the agreed upon resolution or a final determination of the Board regarding their issue if agreement cannot be reached. If that final compliance date is not met, a fine of no less than \$100 and no more than \$1000, plus any administration and legal fees, will be assessed to the homeowner in violation.

Once a fine has been assessed, homeowners that continue to be non-compliant with either an agreement with or notification by the Board can accrue an additional fine of equal amount assessed at the end of each month following the initial fines that the violation remains uncorrected up to a maximum amount of \$12,000 in any twelve (12) month period.

### **Fines:**

All fines are due immediately and any unpaid fines will be added to the homeowners Association dues and collected through normal Association procedures. A homeowner cannot be considered in good standing unless fines and/or dues are paid.

Past due fines and/or dues that exceed \$750 during a calendar year will initiate the Board's process to place a lien upon the violator's home. An action to recover money judgements for unpaid dues, fines, and assessments may be maintained without foreclosing or waiving the lien. Any fees to place the lien or any additional legal fees incurred to recover money judgements shall become part of the recovery.