

WOLF CREEK

COVENANT ENFORCEMENT FINES AND PROCEDURES



COVENANT ENFORCEMENT PROCEDURES

The enforcement power of the Association is set forth within the Declaration of Covenants. The Board will follow the following procedures regarding enforcement.

Vehicles and Parking violations, as outlined in Guideline #10 of the Wolf Creek Design Guidelines and Standards, will be accompanied by a letter and/or email from the HOA or the designated management company along with a \$50.00 fine per occurrence. For a more detailed description please reference the Wolf Creek Design Guidelines and Standards.

Apparent covenant violations – as reported by any source – may be submitted to the ACC, to any Board member, or to the current property management company. The first action will be confirmation that a violation exists. If substantiated, the homeowner in violation will be contacted, the violation explained, and be requested to provide corrective action in a reasonable time period according to the following policy:

1. Upon recognition of a violation, a letter and/or email will be forwarded from the HOA or the designated management company advising the homeowner of the violation, stating the steps necessary to remedy the violation and a time period in which to either respond (in writing via letter or email) and/or remedy the violation. This initial notification **MAY** be accompanied with a fine (\$100.00), failure to address the violation will result in additional fines and/or penalties.
2. If the violation is not addressed within the allotted time period stated in the first notification, a second notification will be sent to the homeowner with additional fines/penalties. This second notification will contain the same information as the initial notification and will give further penalties if the violation is not addressed or corrected. This second notification will also be accompanied by a second \$100.00 fine.
3. If the violation is still not addressed within the allotted time period stated in the second notification, a third notification will be sent to the homeowner. This third notification will contain the same information as the previous notifications and will give further fines and/or penalties if the violation is not addressed or corrected. This third notification will also indicate a new time frame in order to

address the violation and will also be accompanied by a \$200.00 fine which will be added to the previous fines.

4. If the violation is still not addressed within the allotted time period stated in the third notification, a fourth notification will be sent to the homeowner. This fourth notification will contain the same information as the previous notifications and will give further fines and/or penalties if the violation is not addressed or corrected. This fourth notification will also indicate a new time frame in order to address the violation and will also be accompanied by a \$250.00 fine which will be added to the previous fines.
5. Failure to comply will result in the HOA pursuing a civil action in order to collect the dues and/or correct the violation which started the fine process. All cost accrued in this process will be done at the expense of the homeowner that is in violation.
6. Failure to comply could result in any or all of the following sanctions:
 - Suspension of the right to vote in Association matters;
 - Suspension of the right to use the recreational facilities and/or common areas;
 - Recordation of notice of covenant violation with the Superior Court;
 - Imposition of a fine on a per violation;
 - Correction of the violation by the association with all costs charged to the homeowner; and/or
 - The filing of a lien for all fines and costs, including but not limited to legal fees, to correct the violation.

POOL VIOLATIONS FINES AND PROCEDURES

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The enforcement power of the Association is set forth within the Declaration of Covenants. The Board will follow the following procedures regarding violation of pool rules:

FIRST VIOLATION

Upon observation of a violation of the Pool Rules, the Association or its designated management company will provide written notice to the homeowner by letter and/or email describing the violation. A first violation will result in a **seven (7) day suspension** of pool privileges and **may** also result in a fine of **\$50.00 up to the cost of repairing or replacing any damaged property**, as determined by the Board.

SECOND VIOLATION

Upon observation of a **second** violation of the Pool Rules, the Association or its designated management company will provide written notice to the homeowner by letter and/or email describing the violation. A second violation will result in a **fourteen (14) day suspension** of pool privileges and **may** also result in a fine of **\$50.00 up to the cost of repairing or replacing any damaged property**, as determined by the Board.

THIRD VIOLATION

Upon observation of a **third** violation of the Pool Rules, the Association or its designated management company will provide written notice to the homeowner by letter and/or email describing the violation. A third violation will result in a **suspension of pool privileges for the remainder of the current pool season** and **may** also result in a fine of **\$50.00 up to the cost of repairing or replacing any damaged property**, as determined by the Board.