

DRAFT ENFORCEMENT LANGUAGE

Adopted by the Board of Directors of Goldenview Park Homeowners
Association on January 20, 2003
Revised December 8, 2017

A. PURPOSE

To ensure Goldenview Park remains a great place to live, by enforcing GVPHOA's Covenants, Codes and Restrictions (CC&R's) and House Rules, in a fair and uniform manner.

B. PROCESS FOR REPORTING VIOLATIONS

The association manager shall perform a periodic drive through the association noting any violations of the CC&Rs and/or House Rules. In addition, any owner may report a perceived violation to the association manager.

C. VIOLATIONS

In the event that an owner is out of compliance with the CC&Rs and/or House Rules of the association, the following actions will be taken at the discretion of the Board of Directors.

1. The owner will be sent a letter and/or email stating the violation with a request that the issue be resolved, and the management company be notified of resolution, or plan for resolution.
2. If the issue is not resolved within 30 days from the date of the Notice of Violation being received, and no communication with the management company has been received, a Notice of Assessment will be sent via certified mail, assessing that owner a fine of \$100.00.

D. MULTIPLE INFRACTIONS

This fine structure applies to each separate violation. Violations of the same type will be considered cumulative and will be fined after the third occurrence (for instance, trash bags left out prior to trash day on 3 different weeks is considered a cumulative violation and can be fined under this policy.) Failure to pay fine(s) or correct violation(s) will result in subsequent fine(s) of \$100.00 on a monthly basis. Fines may be continued on a monthly basis until the issue(s) is/are resolved.

E. FLAGRANT VIOLATIONS

For particularly flagrant violations, or in cases where owners are deemed by the Board to be willfully violating the CC&R's and/or the House Rules, the Board may elect to impose fines on an accelerated basis - up to and including weekly. Owners will be notified via certified mail when the Board has made such a determination, and will be given 7 days to resolve the issue (s.)

F. APPEALS

Owners have the right to appeal all violations and fines to the Board of Directors, by contacting the management company.

G. FEES AND LEGAL COSTS

All fines become enforceable liens on the owner's property. Additional costs to management and any legal fees will be the responsibility of the owner(s,) and they will be added to the liens as they accumulate.