

VII. Covenant Violation Policy

(Adopted May 17, 2007 & Revised June 18, 2009)

Pursuant to the Declaration of Covenants, Conditions, and Restrictions for Legacy Park:

Each owner shall maintain his or her Unit (property) and all structures, parking areas, and other improvements comprising the property in a manner consistent with the Community-Wide Standard and all applicable covenants. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem.

SCHEDULE OF VIOLATION NOTICES, RIGHT OF APPEAL, FINES AND OTHER PENALTIES

The Board of Directors hereby adopts the following policy regarding enforcement of the Covenants, Rules, Regulations, or Guidelines pertaining to Unit (property) maintenance, repair, and appearance:

A violation of the Covenants, Rules, Regulations, or Guidelines will result in a notice from the Association. The violator will have **10 days** to correct the situation or appeal *in writing* to the Association. If there is no response to the notification within **10 days** of the date of the letter, a fine will be imposed in the amount of \$25 per day, per violation, until such time as the violation is corrected.

If a property owner makes a modification to their property without receiving an approved modification request for that modification as required by the covenants of the Association or makes a modification that does not conform to the modification request that was approved, the property owner shall be subject to a fine in an amount not to exceed \$250.00. Modifications covered under this provision include, but are not limited to, painting and architectural changes. Specifically excluded from this provision are modifications that do not require an approved modification request, per the Association's Covenants.

Further sanctions will include suspension of voting rights and use of the Legacy Park amenities. If the violation goes unresolved, the account will be turned over to the Association's legal counsel for collection of the delinquent fines and the filing of a lien on the county deed records.

The violation letter will also serve as 10 days' notice that the Association *may* exercise its right to come onto your property to correct the violation. If it is necessary for the Association to correct the violation, the owner will be charged all related expenses and costs, **including a \$10 administrative fee.**

Any **reoccurrence** of the same violation in a 12-month period will automatically result in a \$25 per day fine from the date of the violation letter. The owner will have **10 days**, to rectify the violation or appeal *in writing* to the Association. If the violation is corrected or appealed within the 10-day period, the Association is not obligated to waive the fines, but may do so at the Board's discretion.