

PUCKETT STATION

PROCEDURE TO ENSURE COMPLIANCE WITH RULES AND REGULATIONS

In accordance with the **DECLARATION of COVENANTS, CONDITIONS AND RESTRICTIONS**, the **BY-LAWS**, and the **RULES AND REGULATIONS OF THE PUCKETT STATION HOMEOWNERS ASSOCIATION**, the Board of Directors of Puckett Station has established the following procedure to ensure compliance for all issues:

Fine Policy

- 1. FIRST NOTIFICATION: Warning Letter** The homeowner will be sent a letter informing him/her of the violation. The homeowner will be given an opportunity to correct the violation within a specified period of time.
- 2. SECOND NOTIFICATION: \$150.00 Fine Per 30 Calendar Days** The homeowner will be sent a fine letter informing him/her of the uncorrected violation stating a fine in the amount of \$150.00 is being assessed to the homeowner and will be payable within 30 calendar days to the Homeowner's Association. The homeowner will be given the opportunity to correct the violation within a specified period of time.
- 3. THIRD NOTIFICATION: \$250.00 Fine Per 14 Calendar Days** The homeowner will be sent an additional fine letter informing him/her of the uncorrected violation, if not resolved within 30 calendar days of the second notice, stating a fine in the amount of \$250.00 is being assessed to the homeowner.
- 4. AFTER THIRD NOTIFICATION: \$100.00 Per Day** The homeowner will be sent a letter informing him/her of the uncorrected violation, if not resolved within 14 calendar days of the third notice, stating a fine in the amount of \$100.00 a day is being assessed to the homeowner.

If the violation is not resolved within 14 calendar days of the third notice, an injunction shall be sought from the court to resolve the infraction and all costs of any legal fees will be placed upon the Lot Owner.

Recreational Vehicles (boats, golf carts, trailers, etc.)

- 1. FIRST NOTIFICATION: Warning Letter** The homeowner will be sent a letter informing him/her of the violation. The homeowner will be given an opportunity to correct the violation within 7 calendar days.
- 2. SECOND NOTIFICATION: \$150.00** The homeowner will be sent a fine letter informing him/her of the uncorrected violation stating a fine in the amount of \$150.00 is being assessed to the homeowner and will be payable within 30 calendar days to the Homeowner's Association. The homeowner will be given the opportunity to correct the violation within 5 calendar days.
- 3. THIRD NOTIFICATION: \$250.00 Fine** The homeowner will be sent an additional fine letter informing him/her of the uncorrected violation, if not resolved, stating a fine in the amount of \$250.00 is being assessed to the homeowner. The homeowner will be given the opportunity to correct the violation with 5 calendar days.

If the violation is not resolved within 5 calendar days of the third notice, an injunction shall be sought from the court to resolve the infraction and all costs of any legal fees will be placed upon the Lot Owner.

ALL UNKEMPT GRASS AND/OR LANDSCAPING

- 1.** The homeowner will receive one (1) non-compliance letter, and if not resolved in 7 calendar days from the date of the non-compliance letter, the Homeowner's Association will perform the lawn care and/or landscaping services and add the charge to the homeowner's association account.

Fines will end the day that the homeowner corrects the violation, notifies the Association and the fines which have accrued have been paid in full.

It is the homeowner's responsibility to contact a member of the Board or the Management Company with notice that the infraction has been corrected.

Approved by the HOA Board of Directors: 07/09/2021