

## La Luz Del Sol Landowners' Association Inc: Violation Policy

The La Luz Del Sol Landowners' Association (LLDS) has established the following Enforcement Policy for CC&R, Bylaw, and/or Architectural Control violations, enforcement, and any applicable monetary consequences for continued violation. This policy is subject to amendment or modification at any time by majority vote of the Board of Directors for LLDS.

### First Notice:

A First Notice will be mailed to the owner of the property to the mailing address on file with LLDS outlining the violation and, if appropriate, give a deadline for compliance. The First Notice will give the owner of the property fourteen (14) days to request a hearing with the Board or send a written statement disputing the violation prior to any fines being imposed.

### Second Notice:

A fine of \$25.00 will be applied and a Second Notice mailed to property owner.

### Third Notice:

A fine of \$50.00 will be applied and a Third Notice mailed to property owner.

### Fourth Notice:

A fine of \$100.00 will be applied and a Fourth Notice mailed to property owner.

### Fifth Notice:

A fine of \$250.00 will be applied and a Fifth Notice mailed to property owner.

### Exception of Notice Procedure

Violations posing a threat to the health, safety, and/or welfare of the community as a whole may require immediate action and thus create exceptions to the foregoing notice provisions.

### Further Remedies:

The Board of Directors will review each violation not resolved within the five notice process and determine what, if any, further remedies NHPOA will take to gain compliance from the owner of the property. Some possible remedies are:

1. Correction of the violation by LLDS and cost of remedy billed back to the owner.
2. Hire attorney to file lawsuit for compliance and cost of remedy billed back to the owner.

Any non-compliance issue that has not re-occurred within six months will be deemed to have been cured. Any re-occurrence after the six month period will be considered a new non-compliance and will result in a first notice warning.

President:

ATTEST: Gerry Yonas

Secretary:

ATTEST: Karen Solomon

*Gerry Yonas* 5/16/19 *Karen Solomon* 5/16/19