



Policy Resolution: 2003-1

**Raven's Run Homeowner's Association
Compliance with Governing Documents**

Whereas Article V Section 2.4 states the Board shall provide for the enactment of reasonable regulations governing the operation and use of the common properties...
AND

Whereas Article V Section 2.5 states the Board shall provide for the enforcement of the terms of the Covenants; these Bylaws and any regulations promulgated pursuant to the Bylaws **AND**

Whereas Section 40 of the Covenants addresses violations of the Covenants and provides for actions that may be taken including the following:

1. The Association may give 15 days' written notice to an Owner setting forth the specific violation or breach of these Covenants and the action required to be taken by the Owner to remedy such violation.
2. If the Owner fails to take the required action to remedy the violations, the Board may enforce these Covenants by entering upon the lot to abate or remove any violation and such entry shall not be deemed a trespass.
3. The RRHOA may seek appropriate relief at law or in equity.
4. The RRHOA shall be entitled to recover attorney fees, court costs and out of pocket expenses if RRHOA prevails. **AND**

Whereas the Board wishes to more clearly define the responsibilities of enforcing compliance with the governing documents,

Therefore, the following policies are adopted, effective immediately:

1. The Board hereby authorizes its management agent to monitor and take actions in accordance with this policy to enforce compliance with the governing documents.

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2. The areas of compliance shall be designated as those stated in the Covenants, Bylaws, the ARB Guidelines and all Raven's Run Policies, Rules & Regulations, which may be modified from time to time as the Board sees fit.

3. For **all violations** the party responsible for the violation will be:
 - ◆ Contacted in person, by email, or by phone advising them of the violation that has occurred. The first notice will be a REMINDER to the owner of the rules of Raven's Run.
 - ◆ The 2nd notice for the same infraction within 90 days, will result in a VIOLATION NOTICE being sent to the owner with a warning that the 3rd violation will result in a fine of \$25 per day until the violation is remedied.
 - ◆ Any future infractions will result in another \$25 per day fine until the infraction is remedied.
 - ◆ Every **90** days, the cycle will begin again with a REMINDER, VIOLATION NOTICE and FINE for the same infraction.
 - ◆ Fines will be due and payable upon receipt of invoice. Failure to pay fines when due will result in legal action. All costs of legal actions shall be charged to the violator.

4. For violations that are deemed to be a safety, health hazard or an eyesore, without notice, the Board may enter the violator's lot for purpose of abating or removing the cause of the violation. All costs associated with this action shall be charged to the Property Owner. Such charges will be due and payable upon receipt of invoice. Failure to pay such charges when due will result in legal action. All costs of legal actions shall be charged to the violator.

5. A home/lot owner, having received a notice of violation, may appeal to the Management Company. Such appeal must be in writing and must be delivered to the Management Company within 48 hours after receiving the notice. The daily fine may or may not be suspended upon receipt of the appeal.

Approved by the RRHOA Board of Directors on July 21st, 2003.

Revised and approved by the RR Board of Directors, September 13th, 2016.