



Covenant Enforcement Plan

Covenant Fine and Violation Process

Violations:

All homeowners with violations as determined by a majority vote of the members of the Architectural Control Committee (ACC), Executive Board and Officers will receive written notification.

Homeowners will be given 30 days to either:

- 1) Resolve violations.
- 2) Request an in-person appeal with the ACC, Executive Board and Officers.
- 3) Submit a plan indicating how they will become complaint within a reasonable period of time. The Executive Board and ACC will review and approve (by majority vote) all plans on a case-by-case basis. Fines will not be assessed while the homeowner is working to rectify violations according to their approved plan. Fines will be assessed on any plan deemed in default by the Officers.

Violations not addressed using any of the methods documented above can be resolved by the Association as per Article VIII Section 8.01 Enforcement of the Association Covenants, and Association Bylaws Article VI Section 6.1f.

Fines:

Homeowners with outstanding violations after either the thirty day notification period or after unsuccessful appeal will be assessed fines.

The initial fine per violation will be \$50 per month, and increase by \$5 per month thereafter.

Unpaid fines may result in liens placed on the homeowner's property as per Article VIII Section 8.01 Enforcement of the Association Covenants.

References:

This covenant enforcement plan is based upon our Covenants and Association Bylaws. You may find copies of this document on our web site www.owllake.com or available from any officer.

January 2010