

09/16/09

**DRIFTWOOD BAY HOMEOWNER'S ASSOCIATION  
ENFORCEMENT LANGUAGE  
EFFECTIVE OCTOBER 15, 2009**

Adopted by the Executive Board of Driftwood Bay Homeowners Association on September 4, 2009.

- **PROCESS FOR REPORTING VIOLATIONS**

The association manager shall perform a periodic drive through the association, noting any violations of the CC&R's and/or House Rules. In addition, any homeowner may report a perceived violation to the association manager or to a board member.

- **VIOLATIONS**

In the event that an owner is out of compliance with the CC & R's and/or House Rules of the association, the following actions will be taken at the discretion of the Executive Board.

- The owner will be sent a letter stating the violation with a request that the issue be resolved within five (5) days.
- If the violation is uncorrected after five (5) days, a Notice of Violation which shall include a fine of twenty-five (\$25) will be sent to the violating owner.
- If the issue is not resolved within the above referenced ten (10) days from the date of the Notice of Violation being received, a third Notice of Violation will be sent which shall include a fine of fifty (\$50) dollars.
- If the owner fails to bring their home into compliance after the third notice, the Violation will be turned over to the Associations legal counsel for further enforcement.

A fine of \$100.00 per violation of the CC & R's and/or House Rules of the association may be levied against the owner at the discretion of the Executive Board.

Failure to either correct the violation within the above described time periods or pay the fine within thirty (30) days from the date of the hearing, an additional fine of \$100.00 will be assessed and will continue to be assessed every thirty (30) days until the issue is resolved.

Notice of fines shall be delivered to the unit owner by first class mail, sent to the owner's address listed in association records. Hand delivery to the unit shall be an acceptable alternate form of notice. Fines shall be tentatively assessed as additional homeowner dues immediately following the infractions, and will become final unless appealed to the board of directors within thirty (30) days thereafter. Homeowners may address the board of directors at the next regularly scheduled meeting to appeal any fine, provided the homeowner files a written notice of appeal with the association manager within thirty (30) days after the fine is levied. Fines will be levied to ensure compliance with association rules and regulations, rather than to raise revenue.

Any additional costs to the management company or any legal fees will be the responsibility of the owner.