

**Ivy Place Homeowners Association**  
**NOTICE: Special Assessments for Non-compliance of Covenants**

**Owner Name:** \_\_\_\_\_ **Street Address:** \_\_\_\_\_

On this 12<sup>th</sup> day of JULY, 2024, the Board of Directors voted to consider potential violations of the Ivy Place Protective Covenants pursuant to the authorizations set forth within both the Bylaws and Protective Covenants as amended.

*The Ivy Place HOA Board of Directors hereby resolves by majority vote that, based on violations unique to your property, the following amounts shall be assessed and allocated solely against you and your property as of the date of this Notice. The amounts so assessed against you are meant solely to defray the costs of enforcement and administration of the Covenants and Bylaws of the Homeowners Association.*

**SPECIAL ASSESSMENTS PART A: for # 1 through # 8 below**

First notice		Email/letter sent to the Owner providing <b>ten (10) days’ notice</b> to resolve.					
Second notice		<b>\$50</b> will be charged to the Owner’s HOA balance <b>on the eleventh (11<sup>th</sup>) day</b> .					
Third notice		<b>\$100</b> will be charged to the Owner’s HOA balance <b>on the twenty-first (21<sup>st</sup>) day</b> .					
<b>If non-compliance is not resolved by the thirtieth (30<sup>th</sup>) day, a LIEN will be placed in the name of the Owner and your property. Any associated administrative and legal fees shall also be applied accordingly.</b>							
	First Notice Date	Non-compliance Mark “X”	Covenants	Brief description of non-compliance	Second Notice Date	Third Notice Date	Date of Lien
1.			Covenants 3.01 – 3.11 ACC Requests				
2.			Covenant 3.05(p) Basketball goals				
3.			Covenant 3.05(s) Firewood and Garbage Cans				
4.			Covenant 3.05(j) Mailboxes				
5.			Covenant 7.03 Pets				
6.			Covenant 7.07 Signage				
7.			Covenant 3.05(a)(iii) Utility/Storage Sheds				
8.			Covenants 3.10 / 3.01(b) Yard Maintenance and Fences				

**SPECIAL ASSESSMENTS PART B: for # 9 below**

<b>NON-COMPLIANCE PARKING</b>			Email/letter sent to the Owner after <b>twenty-four (24) hours</b> , then <b>\$50 PER DAY thru the fourth (4<sup>th</sup>) day</b> charged to Owner’s HOA balance.			
<b>If non-compliance is not resolved by the thirtieth (30<sup>th</sup>) day, a LIEN</b> will be placed in the name of the Owner and your property. Any associated administrative and legal fees shall also be applied accordingly.						
	<b>First Notice Date</b>	<b>Non-compliance Mark “X”</b>	<b>Covenant</b>	<b>Brief description of non-compliance</b>	<b>Second Notice Date</b>	<b>Date of Lien</b>
<b>9.</b>			Covenant 7.10 <b>Parking</b>			