

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

Owner Name: _____ **Street Address:** _____

On this 20th day of October, 2025, the Ivy Place HOA 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.

FIRST NOTICE			Text & email sent to Owner and email sent to rental company as noted below. Extensions for SPECIAL SITUATIONS will be considered on an individual basis.				
SECOND NOTICE			\$50 will be charged to Owner’s HOA balance as noted below.				
THIRD NOTICE			\$100 will be charged to Owner’s HOA balance as noted below.				
If non-compliance is not resolved by the thirtieth (30th) 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.							
	First Notice Date	Mark “X”	Covenants	Brief description of non-compliance	Second Notice Date \$50	Third Notice Date \$100	Date of Lien
1.			Covenants 3.01 – 3.11 ACC Requests (all exterior painted areas)		30 days		
2.			Covenant 3.05(p) Basketball goals		7 days		
3.			Covenant 3.05(s) Firewood and Garbage Cans		7 days		
4.			Covenant 3.05(j) Mailboxes		7 days		
5.			Covenant 7.03 Pets		7 days		
6.			Covenant 7.07 Signage		7 days		
7.			Covenant 3.05(a)(iii) Utility/Storage Sheds		7 days		
8.			Covenants 3.10 / 3.01(b) Fences, Yard Maintenance (includes rolling of toilet paper)		7 days		

PARKING NON-COMPLIANCE			Text & email sent to Owner and email sent to rental company after twenty-four (24) hours , then \$50 PER DAY starting on the FIFTH (5th) day will be charged to Owner’s HOA balance.			
If non-compliance is not resolved by the thirtieth (30th) 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.						
	First Notice Date	Mark “X”	Covenant	Brief description of non-compliance	5th – 30th days \$50/day	Date of Lien
9.			Covenant 7.10 Parking			