

PEPPERTREE EAST BYLAW ENFORCEMENT POLICY

This policy is in affect to maintain and preserve the quality and safety of Peppertree East Condos. As well as uphold Peppertree's responsibility to city, county, and state laws and ordinances. This policy is in place and upheld by the Peppertree East HOA Board. All board members have agreed to enforce and have signed this policy.

1. When a violation of any Peppertree East bylaw occurs or is reported, the HOA Board will meet and determine the violations details and what course of action to take in order to protect its bylaws. Once all initial information has been received, all board members will meet and then contact the entity or owner that is in violation via official group email, text or phone call.
2. The board will inform the owner or entity that they are in violation and request an immediate intended solution or immediate full resolution of the violation.
3. If there is no response from the owner or entity or any reported intent to correct the violation or a full resolution of the violation within 24 hours. The Board will then issue an Official Warning.
4. The Official Warning is presented by the board to the owner or entity of the property in violation. This warning will be sent certified mail and immediately emailed to the owner or entity. This warning will grant up to 7 days to fully resolve the violation.

5. If after the allotted time or a maximum of 7 days has passed and the violation still exists, the board will vote on the course of action to impose a fine of up to \$1000.00. Once the Board has a majority vote to proceed and has agreed on the total fine amount, this fine will be sent to the owner or entity in violation and will incur a reoccurring interest charge at a rate of 10% per month until the fine is paid in full. The Peppertree East Board will then take its own measures to resolve the violation within its rights and means via city, state, and county laws and ordinances at the owner or entity of the properties expense.
6. These charges will be applied to the existing fine and incurred interest charges. These charges can be anything but are not limited to hourly labor of any kind, materials of any kind, approved contracted work of any kind, replacement parts of any kind or any other method or procedure that Peppertree East requires to fully resolve the violation and cover any compensations owed to complete the task.
7. The owner or entity of the property in violation will be billed for any outstanding balances including interest. These balances will be posted as a debt to Peppertree East and Peppertree East will not release any “estoppel” to any title company allowing the sell of the property until this balance is paid in full. Furthermore, Peppertree East will refuse the owners right to sell the property until the balance is paid in full and will use legal methods to uphold this right.

8. If the Outstanding Balance reaches \$2000 and has still not been paid or regular payments made toward the outstanding balance, the Peppertree East Board will then vote on the action of filing a court claim to retrieve the outstanding debt. If the Peppertree East Board majority votes to pursue a civil or small claims action. The Peppertree Board will then gather all video/pictures, proofs, facts, witnesses, timelines, receipts and file a court action against the owner or entity responsible for the violation. The owner or entity of the property will incur all court costs and any attorney fees as well as any court costs and attorney fees Peppertree East incurs.
9. In the event of property damages or violations that pose an immediate emergency or severe threat and must be resolved immediately due safety or to county, city or state law violation. The Peppertree East Board has the right to bypass Items #1, #2, #3, #4, #5 in this policy and immediately act to resolve the violation. The Board must be in unanimous favor to invoke this right, and the violation must be one that is severe.

Peppertree East HOA Board Approval Signatures

<u>Ross Shairrick</u>	Ross Shairrick (President)
<u>Darryl Robbins</u>	Darryl Robbins (Vice President)
<u>Cindy Mitchell</u>	Cindy Mitchell (Treasurer)
<u>Tony Spagnolia</u>	Tony Spagnolia (Secretary)