

STERLING MANOR OWNERS ASSOCIATION, INC POLICY ON ENFORCEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS

The Sterling Manor Owners Association, as all such associations in the state of Florida, is formed to maintain community-wide standards for the appearance and use of property as set forth in the Declaration of Covenants, Conditions, and Restrictions for the Sterling Manor Owners Association located at (<http://www.sterlingmanor.us/AssociationDocuments.html>). By example and not by exclusion, items such as painting, landscaping, parking, and condition of roofs fall within the purview of the Association. Sterling Manor Owners Association, like all Florida homeowners association, is not a law enforcement agency. Actions that constitute violations of law or regulation, including violence, assaults on person or property, or removals of animals are not homeowner association matters. Such matters are strictly within the purview of law enforcement or regulatory agencies (including, for example, police, animal control, and code enforcement.) Sterling Manor Owner Association will not be substituted for them, or insert itself into matters under their purview. If a verified non-emergency complaint of violation of a condition, covenant, or restriction that involves matter of a law enforcement or regulatory violations is made to SMOA, the offending owner will be notified by the Association only of the covenants violation; however, it will be the obligation of the person reporting the violation to notify the appropriate law enforcement agency, and to follow up on the complaint. If the situation is an emergency, the person aware of it bears the responsibility to notify law enforcement immediately. In any such matters the Association will inform the parties of the proper agency to which reports are to be made, and to inform them of the Association's proper role; however, it and will not engage in or be drawn into any side in disputes among neighbors.

Inspection of Premises: The Association's Property Manager routinely inspects the portions of properties visible from the streets within the community for compliance with the standards set forth in the Declaration of Covenant, Conditions, and Restrictions for Sterling Manor Owners Association (<http://www.sterlingmanor.us/AssociationDocuments.html>) Back yards or other portions of a property not visible from the street are not routinely inspected. However, if a condition on a portion of a property not visible from the street come to the attention of a property manager, particularly if supported by photographic evidence, or if the reported condition of the property reflects potential danger of injury to persons, a property manager may visit any portion of the property during business hours to verify the report. Owners not in compliance will be notified of verified violations in accordance with the Association's adopted procedures for handling violations. The Association will not engage in disputes among neighbors over covenants violations, or allow itself to be dragged into them.

Violations Reported By Residents: The Association's Property Manager will investigate violations of covenants, conditions, or restrictions reported by owners (<http://www.sterlingmanor.us/AssociationDocuments.html>). However, the Property Manager must observe any violation of such before any enforcement procedure may be invoked. The Property Manager may take action regarding alleged violations that are accompanied by both the address and evidence such as date/time stamped photographs that provide sufficient detail to identify both the alleged violation and its location. Reports of repeated violations accompanied by such evidence may result in written notice that such a violation has been reported. Reports of violations that are not accompanied by the address or location will be ignored. The Association will enforce its rules, but will not engage in or be drawn into taking sides in any disputes among neighbors.

FOR THE BOARD



Mike Gibson, President

18 May 2021