

APPENDIX 4.

VIOLATION ENFORCEMENT

A. The Board of Directors shall have the power to enforce the Rules & Regulations and the By-Laws by all means available to it under the law, including penalties, fines, liens, injunction, or other legal means.

B. If any unit owner fails to comply with the Rules & Regulations, By-Laws, or any decision rendered by the Board of Directors to enforce the Rules & Regulations or By-Laws, the unit owner may be sued for damages or injunctive relief, or both, by WPHOA

C. Failure to submit an Architectural Change Request and receive approval from the Board of Directors prior to undertaking changes, modifications, or additions as specified in these Rules & Regulations may result in a formal notice to the unit owner to remove the work and/or make restoration to the original state at the owner's expense.

D. Any and all penalties will be assessed in compliance with the Declaration of Covenants, the By-Laws, the Rules and Regulations and the North Carolina Condominium Act.

E. Any resident may submit a written complaint regarding an alleged violation of the Rules & Regulations or By-Laws to the President of the Board of Directors.

F. If the Board of Directors finds a unit owner is not in compliance with the Rules & Regulations or the By-Laws, the Board will notify the unit owner in writing, and will include the following:

1. a description of the non-compliance
2. the action required to correct the non-compliance; the date or deadline by which time the action is required to be complete
3. the action, penalty or fine which the Board will apply if the action is not completed by the deadline
4. Fines will be imposed for violations effective on day 16 after receiving notification with the following schedule: a. First violation on day 16 of notification: \$25.00 b. Repeated violation on day of notification: \$50.00 c. A per diem assessment of \$10.00 will be levied for each day beyond deadline allotted by the Board of Directors for correction of violation.

G. A unit owner may request a hearing with the Board of Directors concerning a non-compliance by submitting a request for a hearing, in writing, to the President of the Board of Directors within 15 days of receiving notice.

H. The Board will communicate any findings or decisions to the unit owner in writing within 10 days of the hearing.