


**HAMMOND POINTE HOA  
BOARD POLICY****COVENANT VIOLATIONS & FINES**

Consistent with the goal of having a harmonious Community, the Board seeks to have good communications with Members. In that regard it has implemented the following multi-step approach to perceived violations of a Covenant by a Member. Although the Board reserves its rights to pursue other remedies other than fines for a violation, before imposing a fine, as permitted by the Covenants and per Article 3.2 in the Bylaws, and in hopes of reducing the number of Member covenant violations, the Board has developed the following procedure for handling such violations.

Unless, in the opinion of the Board, an emergency exists, or in the case of a serious violation as described below, when a Covenant violation occurs, at the discretion of the Board of Directors, it will be handled, in the following manner:

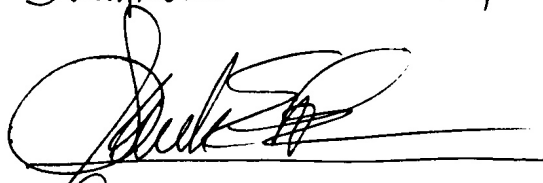
1. The Board will seek to personally contact the Member to discuss the violation, to obtain and confirm agreement regarding the violation. With concurrence of the Member, a corrective action plan (including time frame if appropriate) will be documented. If the Member completes the corrective action plan within the agreed upon time frame, no further action will be taken.
2. If a corrective action plan cannot be agreed upon, the BOD shall have the right to prepare a plan, with appropriate time frames for completion, and provide a copy to the Member for implementation by such member.
3. If the corrective action plan from step 1 or step 2 is not completed, or not completed within the time frames listed, the Member will be personally contacted to review why the Member has not completed. In the absence of extenuating circumstances, and following written notice, fines will commence two weeks after this contact and the date of such written notice.
4. The fine for ongoing covenant violations will be \$50/month until corrective action is implemented.
5. For late payment of annual dues, the late fee will be \$15/month starting October 1 of the current fiscal year.

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**Covenants Violation & Fines - Continued**

6. After four months of non-compliance, the Member will be notified via registered mail that a Lien will be placed on the property within the next two weeks. The amount of the Lien will be for the cumulative dollar amount of fines to date, and to include future fines.
7. For violations which the Board, in its discretion deem to be serious, such as, but not limited to, unapproved construction, improper placement of boats, RVs, trailers, vehicles, or unapproved short-term rental, etc., the Member will be contacted both personally and in writing. If the violation is not immediately corrected, as specified in such written notice, the BOD may in its discretion, impose a daily fine of up to \$25, and/or file a civil lawsuit in law, or in equity (seeking an affirmative injunction requiring the Member to correct the violation) against the property owner.
8. For unapproved tree cutting, the member will be personally contacted and if, in the discretion of the Board, a fine is to be imposed, then shall also be contacted in writing. Depending on the circumstances, in addition to any other remedy, the BOD has the discretion to impose a fine of up to \$100 per tree.
9. For Covenant violations deemed repetitive by the Board, a fine of \$25 may be levied. The member will be personally notified prior to the fine being implemented.

*Hammond Pointe Homeowners Association, Taylors, SC*

  
1/4/24  
Sarah E. Love  
HOA President