

DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.
C/O Florida Property & Association Management, PO Box 440367, Jax FL 32222
(800) 435-8718 – Office & (800) 620-8639 – Fax. E-Mail:
board@dunnscreekplantation.com

UNIFORM ENFORCEMENT & INSPECTION PROCEDURES

The below stated procedures will be utilized from their adoption on August 23, 2018 until later amended or rescinded. They are intended to standardize the enforcement procedures used by the Association and make it easier for all residents in the community to know what procedures and the timeframes expected if a written notice is sent to them.

The intention of all enforcement actions taken by the association are to solicit voluntary cooperation from unit owners and maintain the property values in the community. As noted in Items 1 through 4 below an owner will be afforded a 10-day period in which to submit a written plan of action to the Board to remedy the issue(s).

STEP	PROCEDURE	FEE
Routine Inspection Items that allow time to be corrected		
1.	Conduct routine inspection of property. If violation or problem is noted during the inspection, the Association will send the property owner a letter by First Class mail giving them 30-days to correct the problem or 10-days to submit written plan to address the issue(s).	NONE
2.	Re-inspect the property after the 30-day period specified in Step 1 above. If problem still exists or has not been satisfactorily corrected, the owner will be sent a 2 nd letter by First Class mail explaining the problem and requesting they take steps to immediately correct the problem. They will have an additional 30-days to make the necessary corrections or 10-days to submit a written plan to correct the issue(s).	NONE
3.	Re-inspect the property after the additional 30-day period specified in Step 2 above. If problem still exists or has not been satisfactorily corrected, the owner will be sent a Legal Action Pending letter by First Class mail explaining the problem and advising them that if no corrections are made within 14 days or if they do not submit a written plan to address the issue(s) the matter will be turned over to the Associations' legal counsel for action.	NONE
4.	Re-inspect the property at the end of the 14-day period specified above. If problem still exists or has not been satisfactorily corrected or no written plan is submitted to correct the issue(s), the Board of Directors will be appraised of the situation and decide whether to turn the matter over to its legal counsel for a formal Demand to Comply with the Declaration of Covenants, Conditions, and Restrictions of Dunns Creek Plantation.	LEGAL FEES INCURRED
5.	If the owner still fails to respond to the Legal Demand To Comply within the timeframe specified by the demand letter, they will be offered Pre-Suit Mediation by the law firm representing the Association. If no action is taken by the property owner within the timeframe specified in the Pre-Suit Mediation offer, a court hearing will be sought by the Association.	ALL MEDIATION COSTS AND LEGAL FEES

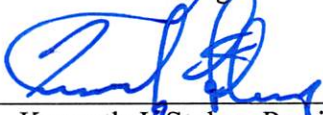
IMMEDIATE ACTION ITEMS: PROCEDURE		FEE
These are items that must be immediately rectified and cannot wait the time periods allowed in Items 1 through 5 above		
a.	<p>Parking of Commercial Vehicles (and those bearing commercial signage), Boats, Utility Trailers, Jet Skis, and Recreational Vehicles are prohibited at all times within the community. If one is noticed during a routine or special inspection, the property owner will be sent a Legal Action Pending letter by First Class Mail giving them 48 hours to remove the vehicle. If the vehicle is not removed within this time, the matter will be sent to legal counsel for a formal Demand to Comply with the Declaration of Covenants, Conditions, and Restrictions of Dunns Creek Plantation.</p> <p>If the vehicle is removed as a result of the Legal Action notification and later brought back into the community, the matter will be sent immediately to legal counsel to handle.</p>	ALL LEGAL FEES INCURRED IF LEGAL ACTION IS SOUGHT
b.	<p>Unapproved painting of a house, installation of unapproved fencing, installation of a shed or other exterior structure without approval, repairs to vehicles outside of a garage, parking wrecked or disabled vehicles in a driveway, operating a daycare center out of a home, operating any other business from the home that has customers coming to a house (i.e. auto repair, haircare, nail care, barber services, etc., etc.). Owner will be sent a Legal Action Pending letter by First Class mail and management will notify the proper local authorities. If the owner fails to immediately correct the violation or cease business operations at the property, the matter will be sent to legal counsel for a formal Demand to Comply with the Declaration of Covenants, Conditions, and Restrictions of Dunns Creek Plantation.</p>	ALL LEGAL FEES INCURRED IF LEGAL ACTION IS SOUGHT

The Board of Directors has developed the above actions to clarify and standardize the procedures allowed for in the Declaration of Covenants, Conditions, and Restrictions of Dunns Creek Plantation, ARTICLE V, Covenants and Restrictions.

NOTE: Once the matter is turned over to outside legal counsel for remedy, the Association will follow all directions as may be ordered by the Duval County Circuit Court, a written settlement agreement at a Pre-Suit Mediation hearing, or by other legally acceptable agreement entered into by the Association.

FOR THE ASSOCIATION

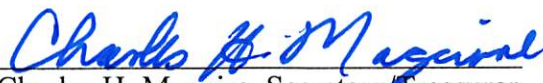
The above stated Enforcement Procedures are hereby published and issued effective on August 23, 2018 at the 2018 Budget and Annual Meeting of the Association.



Kenneth J. Staley, President



William M. Miller, Vice President



Charles H. Maguire, Secretary/Treasurer