

## **10. TRAFFIC & SAFETY**

- Failure of any Owner, Tenant, Guest, or other persons who violate the speed limits or fail to completely stop at stop signs, are subject to fines issued to the violator and/or the property owner at the sole discretion of the Board of Directors.
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## **11. VIOLATIONS, NOTICES, & APPEALS**

### **Notices**

- Effective February 20, 2026, the HOA may notify/communicate with owners via email, phone, or text (except ballots and annual dues – both of which will still be mailed, unless an owner has requested an e-mail of their annual dues invoice.).
- Notifications can include maintenance concerns, tenant concerns, uncollected garbage, 14-day violation notices, fine notices, and other notices.

### **Compliance**

- Any notice by the Board of any violation of the Deed Restriction or Board of Directors Rules to a homeowner must be compiled with within fourteen (14) days, or a fine of twenty-five dollars (\$25.00) per day shall be levied against said homeowner.
- Said fine must be paid to remain in good standing with the Association.
- Unpaid fines shall be grounds to initiate legal proceedings and foreclose on the property.

### **Appeals**

- Any grievance filed by a property owner against said Board or their orders to comply shall be in writing to the Board within the initial fourteen (14) day period. During the appeal process, the property owner will have the opportunity to participate in a hearing in accordance with FS 720.305.
- Any property owner may testify for or against the appeal for All hearings and/or appeal processes.
- Any property owner who has expressed interest or who has complained will be notified of the place, date, and time such an appeal is to be held.
- THE DECISION OF THE BOARD IS FINAL and will be defended by the Corporate Attorney in court at the expense of the property owner.