## BRISTOL PONDS HOME OWNER'S ASSOCIATION, INC. VIOLATION ENFORCEMENT POLICY ADOPTED JUNE 6, 2017

WHEREAS, Bristol Ponds Home Owner's Association, Inc. has authority pursuant to the Covenants and the By-Laws of the Association, to determine, in its reasonable discretion, the manner of remedy for violations and allotted time periods associated with degree and urgency of such violation.

WHEREAS, The Board of Directors of the Association finds there is a need to establish procedures for the enforcement of the restrictions, architectural design, and maintenance standards and for the elimination of violations which may be found to

NOW THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the enforcement of violations of the use restrictions, architectural, design and maintenance standards of the Covenants and By-Laws of Bristol Ponds and for the elimination of the violation of such provisions found to exist in, on or about any property within Bristol Ponds, and known as the "Violation Enforcement Policy" of the

## ESTABLISHMENT OF A VIOLATION:

A. Architectural

Any improvement of any kind or nature erected, placed, painted or altered on any property which has not been first approved in writing by the governing Architectural Review Committee ("ARC") or which does not in all respects conform to what has been approved is deemed a "Violation" under this Enforcement Policy for all purposes. B. Use Restrictions

Any activity or condition allowed to continue on or in any property that is in direct opposition to the Covenants and/or By-Laws, which is not expressly authorized, by the Board or ARC is deemed a "Violation" under this enforcement policy for all said purposes.

## VIOLATION ENFORCEMENT POLICY

Notice will be sent to Property Owner with the following information:

1. The nature, description and location of the Violation

- 2. A demand to remedy the Violation by a certain date and/or time
- 3. Violations shall be determined as to the following categories:

1.) Covenant Violation 2.) Severe Infraction

- 4. Violation fines shall be coordinated with the categories above as follows: 2.) \$150.00
- 5. At the Board of Directors discretion fines may be increased at daily intervals of:

Once the fine balance reached a total of \$500.00, a lien will be placed on the property.