

HAWTHORNE RIDGE HOMEOWNERS' ASSOCIATION

COVENANTS ENFORCEMENT POLICY

EFFECTIVE JULY, 2015

Upon notification to the Hawthorne Ridge Homeowners' Association (HRHA) Board of a covenant violation, the **Covenants Enforcement Policy** will proceed as follows:

- 1 The HRHA Board will mail a certified letter to the homeowner committing the violation. This letter will explain the specific violation and, if possible, suggest steps to remedy the issue.
- 2 After 15 calendar days have passed, the HRHA will follow-up with the homeowner regarding the violation, with hopes it will have been rectified. If the violation persists, the HRHA Board will contact its law firm. The law firm will mail a certified non-compliance letter to the homeowner. At this point, the homeowner will deal directly with the law firm.
- 3 After 15 calendar days have passed from the delivery of the non-compliance letter, the law firm will follow-up with the HRHA Board regarding the violation. If the violation persists, the law firm will recommend the HRHA Board begin legal proceedings against the homeowner to seek compliance with the covenants. All costs associated with the covenants' enforcement, including attorney's fees and court costs, will be charged to the homeowner.

Hawthorne Ridge Homeowners' Association Board will make a good-faith effort to work with all homeowners to achieve a resolution regarding any covenant violation issues. The covenants, and the **Covenants Enforcement Policy**, are tools that can be used by all residents to protect our property values by making our neighborhoods a cleaner, safer, and more appealing place to live.

The HRHA Board will utilize its legal authority only when a resident chooses to be uncooperative.

IMPORTANT:

Any Hawthorne Ridge resident may voice his or her concerns about a violation to the Board. The homeowner committing the violation will not be told who filed the complaint.

Residents may also bring their concerns to a Board meeting. The meeting dates are posted on the Hawthorne Ridge Website.