

Marival at Weatherstone COA

Violation & Fine Policy

Notification of a violation will be made via United States Postal Service (USPS) to the homeowner of record. In most circumstances, this initial notice resolves the issue with no further action. Should the initial notice not be effective in correcting the violation the Association has the discretionary authority to take more assertive actions including: levying fines, revoking access to community facilities, collecting reimbursement for the expense of correcting the violation which might include legal services, liens and foreclosure.

The Marival Homeowners Association has adopted the following Violation/Fine Policy

1st Violation Notice

If a Homeowner is found to be in violation of the Association's policies, and/or restrictions, including improvements installed without Board approval, the homeowner will be notified via USPS of the violation, the corrective action required, and the date by which the violation is to be corrected. If a homeowner wishes to dispute a violation, an appeal may be filed with the Board. (see last section)

2nd Violation Notice

If a violation is not corrected within specified time and no appeal has been filed, the homeowner will be sent a second Violation Notices via USPS requesting that the violation be corrected within (7) days from the date of the letter. In addition:

- A \$25 fine will be added to the homeowner's ledger and must be paid within 30 days
- The homeowner is subject to legal action, including but not limited to, a lien and/or foreclosure.

3rd Violation Notice

If upon further inspection the violation is not corrected, a third and final notice will be sent via Certified Mail requesting the violation be corrected immediately. In addition:

- A fine of \$50 will be added to the homeowner's ledger and must be paid within 30 days.
- The homeowner is also cautioned, upon failure to correct the violation and pay all fines by the due dates that a lien may be filed.

Legal Action

If the homeowner fails to respond or comply during the violation process, the property may be subject to a lien and subsequent foreclosure, The Association also reserves the right to correct the violation at homeowner's expense.

Repeat Offenders

Repeating the same violation, even after correction will result in an acceleration of the violation process:

- First time the violation is repeated, the process will begin at the 2nd Violation Notice level
- Second time the violation is repeated, the process will begin at the 3rd violation Notice level

Appeal Process

If an owner disputes the violation, they must submit an Appeal Form to the Management Company within (7) days from the date of the letter. An appeal Form can be downloaded from the Association's website. Marivalatweatherstone.com

