

**MARINA HILLS COMMUNITY ASSOCIATION  
VIOLATION POLICY - Revised May 2003**

1. A courtesy notice may be sent to the homeowner advising the nature of the violation and timeframe to rectify the situation.
2. If the homeowner fails to correct the violation within the timeframe set forth in the courtesy notice, a first notice of violation may be sent to the homeowner again advising the nature of the violation and the timeframe to rectify the situation.
3. If the homeowner fails to correct the violation after receiving the first notice of violation, a notice of hearing may be sent to the homeowner again advising the nature of the violation and the timeframe to rectify the situation. Additionally, the notice will include the meeting date, time and location in which the owner may address the Board regarding the violation. Homeowners who are repeat offenders of the same violation may be called to a hearing without being sent a courtesy and first violation notice.
4. Should the homeowner fail to cure the violation, the Board of Director's shall have the right, after affording the homeowner an opportunity to be heard at a hearing, and upon an affirmative vote of a majority of all Board Members, to take any one or more of the following actions:
  - a) Levy a monetary penalty in the amount of \$100.00 for the first thirty (30) day period of the continuing infraction or suspend recreational privileges for thirty (30) days (Letter must be sent to Activities Director);
  - b) Levy a monetary penalty in the amount of \$200.00 for the second thirty (30) day period of the continuing infraction or suspend recreational privileges for thirty (30) days (Letter must be sent to Activities Director);
  - c) Failure to rectify any violation within a sixty (60) day period will result in a request to participate in Alternative Dispute Resolution;
  - d) If the violation is not rectified with Alternative Dispute Resolution, the matter will be referred to general counsel to begin legal proceedings.

\*Please be advised that depending on the severity of the violation, the Board of Directors may turn the matter over to legal counsel at any time.

We the Board of Directors representing the Marina Hills Planned Community Association, resolve to adopt this Violation Procedure this 14<sup>th</sup> day of May, 2003.