

Wilson Farm HOA Board

Covenant Compliance

Effective date: July 2, 2012

Revision: 1.0

Policy:

One of the responsibilities of the Board of the Wilson Farm HOA is to insure that the Association's covenants are followed. It is the policy of the Board to be as flexible as possible within the confines of the covenants to allow the greatest property rights to the homeowner. In order to consistently address covenant violations, the following procedure should be used when the Board has been notified and determines that a violation needs to be addressed.

Procedure:

The management company will be notified that a covenant violation needs to be addressed. The management company will send a letter to the homeowner stating the date and type of violation, the covenant violated and the required action on the part of the homeowner – either come into compliance or request a waiver by the Board. The letter should state that the homeowner has thirty (30) days to address the issue.

If, after the initial thirty (30) day period, the homeowner is not in compliance, a second letter shall be sent, using certified mail, by the management company reiterating the aforementioned information and setting a two week deadline for compliance.

If, after the expiration of the two week period, the homeowner remains noncompliant, a third notice shall be sent, again using certified mail, by the management company reiterating the aforementioned information and setting a seven (7) day deadline for compliance.

If, after the expiration of the seven (7) day period, the homeowner remains noncompliant, the management company is authorized to take any appropriate actions at the homeowner's expense to bring the property into compliance.

If the homeowner requests a variance from the Board, the Board will make a determination on the request within two weeks and notify the homeowner.