

## ACC NOTIFICATION/PENALTY PROCESS

### **1st Notice**

Is meant as a “Friendly Neighborhood Reminder” and carries no penalty. It is our deepest hope that these are the only type we will ever need to send out. The intention of the “Reminder” is to simply ask one of our neighbors for attention in an area of concern. While we know there is a great deal of work that our residents put into their houses and lawns, the reminder is just a snapshot of what was seen that day an ACC member came by. If you receive one please accept it as it is intended. Thanks neighbor!

The following explains the Associations penalties for non-compliance with our community standards. It is our hope that none of this will be needed.

### **1st Violation**

Homeowner will have ten (10) days to correct the problem, OR to supply notice to the ACC of when the violation will be corrected, OR to contest the notice to the ACC. This violation carries no penalty.

### **2nd Violation**

SHALL CARRY A PENALTY. Homeowners will have ten (10) days to correct the violation. Beginning on the eleventh (11th) day after the violation is sent a penalty of twenty-five dollars (\$25.00) PER DAY will be assessed against the homeowner.

### **“Notice of Intent to Suspend Amenity Privileges”**

If the penalty continues on the 41st day after the date of the 2nd violation, then the homeowner shall be notified of the Board’s intention to revoke the voting and amenity privilege of the homeowner. The homeowner shall then have 10 days to request a hearing in writing sent to the board. The issues of the hearing shall be as follows:

Has the Homeowner corrected the problem and paid the assessment as of the hearing date? If so then the hearing shall be adjourned with no further consequences except the Board shall issue a Finding of Fact stating that the Board convened and a hearing and the results thereof.

Are they any extenuating circumstances making necessary any special consideration by the Board? The Board shall have the right to accept or reject any such circumstance and continue or discontinue temporarily or permanently any sanctions. The Board shall then issue a Finding of Fact stating that the Board convened a hearing and the results thereof.

If no hearing is requested within 10 days – then the privileges shall be suspended until such time as the homeowner corrects the violation and pays the penalty assessed.

Following the date fixed herein for the hearing, if the homeowner has not corrected the problem then the Board may abate and assess the cost of such abatement to the homeowner.

The Board shall designate three Board members to include at least one executive Board member, who shall act as the presiding officer, conduct the hearing and issue a Finding of Fact prior to the hearing being adjourned.