

## Settlement Plaza Residential, HOA

1. Inspector walks around neighborhood and makes notes/pictures of Violations.
2. Regular letter/email is sent to the Homeowner (address/email we have on file) to inform about such Violation. Violation letter #1 is free of charge and no fine imposed. Within 7 days from receiving the Violation Notice #1 such Homeowner needs to cure violation or/and inform the HOA that such notice received and provide the HOA with reasonable time frame when such violation will be cured.
3. If within 7 days of receiving Violation Notice #1 the Homeowner fails to cure violation or/and did not inform the HOA about the time needed to cure the violation then upon following up inspection HOA will send Violation Notice #2 via certified mail and the Homeowner automatically will be charged \$30 for such letter + may be charged any fines associated with the violation (\$50 min) depending on character and how often it occurs. The amount for the Certified letter and fines has to be paid within 30 days of the date of invoice otherwise late fee of \$35 will be added each month until amount is paid in full.
4. If within 10 days of Certified Violation Notice #2 is sent such Homeowner fails to receive a letter or cure violation the HOA will impose fine or/and may cure violation and charge the Homeowner such expense.
5. If the same violation keeps arising in future within 18-month period the HOA will automatically impose fine and no letters will be sent.