

November 2005

QUAIL RIDGE RESIDENTIAL HOMEOWNERS ASSOCIATION VIOLATION ENFORCEMENT POLICY

Voluntary compliance with the rules and regulations is appreciated. However, should a member fail to abide by the requirements of the governing documents including the rules contained herein, the Board of Directors has established the following policy:

FIRST NOTICE - Owners will receive a courtesy notice, with a copy to the tenant where applicable, requesting the violation be corrected within 15 days.

SECOND NOTICE - If said violation is not corrected within 15 days, a second notice will be mailed requesting the violation be corrected within the next 15 days or imposing a penalty assessment in the amount of \$50.

NOTICE & HEARING - Members have the right to a hearing before the Board of Directors. Members will be notified of the next available hearing date and have the right to dispute the penalties either in person or in writing.

CONTINUED OFFENSE - For each violation that is not corrected, a penalty assessment of \$50 can be imposed. For each day a violation continues, it shall be considered a separate violation and subject to additional penalty assessment. If the violation requires remedial repairs, the board reserves the right to make the repairs as necessary and charge the homeowner for all costs.