

The Board of Directors is setting in place a uniform structure, for the Home Owners, of a notification of violation of the Association's Covenants.

### **1. Notification of Violations:**

#### **A. COURTESY NOTICE:**

An initial courtesy notice of the violation of the Hidden Point Home Owners Association Covenants shall be mailed via USPS requesting compliance *within fifteen (15) days*, or a written plan of compliance from the Home Owner. No fine will be assessed.

#### **B. SECOND NOTICE:**

If violation and/or a compliance plan are not received, a second notice requesting compliance *within fifteen (15) days* shall be mailed via certified mail to the Owner, return receipt requested.

#### **C. THIRD NOTICE:**

If the violation continues without resolution after the second notice, a third notice shall be mailed via certified mail and a **\$25.00 fine** will be assessed every thirty (30) days from the date of the Courtesy Notice until the violation is resolved.

**Architectural violations will be assessed a \$50.00 fine every thirty (30) days from the date of the first courtesy notice.**

In addition, the Board shall have the right to remedy the violation (See Declaration of Covenants, Conditions and Restrictions for Hidden Point Subdivision Article IX Section 10 (f)), and /or take legal action.

All costs and expenses of the Association resulting from a homeowner's violations of Hidden Point covenants and restrictions, shall be paid by the homeowner, including court costs and attorneys fees incurred by the Association. Outstanding costs and expense due the Association shall accrue interest at the rate of ten percent (10%) per annum. Pursuant to the Hidden Point governing documents, the Association may encumber the subject property with liens to secure payment of expenses and costs of remediation.