

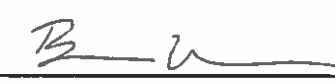
## ***Enforcement Policy*** *Adopted March 27, 2017*

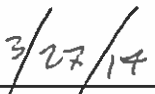
A system of reasonable enforcement policies, which includes fines, has been put into place to allow the ARB and the Home Owner's Association authority when enforcing the standards set forth in the Covenants and Restrictions for Longleaf. This fine structure is subject to change if the Board of Directors considers the current system ineffective. The Home Owner's Association steps of enforcement are as follows:

1. Letter of warning is sent to the Lot Owner at the address on file with the Association (and if applicable a copy of the letter is also sent to the Current Resident of the property and/or the Property Manager). Owner will be given 14 days to fix the violation from date of the letter.
2. If problem persists a second letter is sent with a \$50 fine assessed to the Lot Owner's account. Owner will be given 14 additional days to fix the violation.
3. If violation persists the Lot Owner will be sent a third letter with a \$100 fine assessed to the Lot Owner's account. Owner will be given 14 additional days to fix the violation.
4. If violation persists past the third warning, the Lot Owner will incur a \$150 fine. Owner will be given 14 additional days to fix the violation. From this violation notice forward, should the Owner not fix the violation, the Owner may be subject to a \$150 fine every 14 days until the violation is corrected.

The Association may choose to exercise its rights to perform maintenance if a Lot Owner fails to maintain his Lot, Living Space or additional improvements in accordance with the Declaration of Covenants and Restrictions for Longleaf so long as 30 days written notice describing the violation and repairs necessary has been supplied to the Lot Owner at the last known address on file. However, if the maintenance or repair is necessitated due to an emergency, the Association shall have the right to perform maintenance or repairs upon 24 hours advanced written notice supplied to the Owner at the last known address on file. The Owner will be assessed an Individual Expense Assessments for the cost of repairs including materials, labor, and fees plus 10%. Under Article 8 General Provisions, Section 8.8 Remedies for Violation of Restrictions, the Covenants and Restrictions grant an easement to enter upon an Owners lot for the purpose of carrying out its responsibilities under this Section. At any point during the violation process, the Association may choose to turn the matter over to legal counsel where all legal remedies will be pursued at the expense of the Owner.

Board Signature:

  
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Member

  
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Date