



Residential Property Owners Association, Inc.

Enforcement Policy

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. 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 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). Owner will be given 14 days to fix the violation.
2. If problem persists a second letter is sent with a \$50 fine assessed to the residential Owner's account. Owner will be given 14 additional days to fix the violation.
3. If violation persists the Owner will be sent a third letter with a \$100 fine assessed to the Residential Owner's account. Owner will be given 14 additional days to fix the violation.
4. If violation persists past the third warning, the Owner will incur a \$150 fine. Owner will be given 14 additional days to fix the violation.

The Association may choose to exercise its Rights to Perform Maintenance if a residential owners fails to maintain his Lot or Living Unit in accordance with the Declaration of Covenants, Restrictions, and Easements of Liberty Hall so long as 15 days written notice describing the repairs has been supplied to the 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 25%. The Covenants and Restrictions grant an easement to enter upon an Owners lot per Article 8 Easements Section 3. Easement to Enter Upon Lots. 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.