

MARTHA'S HAVEN FINE PROCEDURE

The HOA Board of Directors establishes the following fine procedure:

There are two types of HOA fines one is for Architectural Non-Compliance and the other one is Covenant Violations.

Architectural Non-Compliance is for physical structures such as attachments to homes and detached improvements such as out door rooms, pools etc. The homeowner will receive a written notice that the improvement is in Non-Compliance because it was not approved by the ARC Committee nor did the improvement comply with the Covenants. Upon receipt of the notice the homeowner will be given 10 days to respond to this notice. Should the homeowner not respond, then a second notice will be sent that states "the homeowner will be subject to an Architectural Non-Compliance Lien if the matter is not addressed." The homeowner once again has 10 days to respond. The Lien will be in an amount estimated that will be equal to the costs to cure the violation. If still no response to resolve, a third letter will be sent notifying you that the lien has been placed. The lien will only be released should the ARC Committee and homeowner reach a resolution.

Covenant violations are items such as trailers, boat storage, lawn maintenance, etc. The first letter will be sent notifying the homeowner of the violation and requesting compliance or a response from the homeowner as to how the violation will be remedied. If no response within the specified time frame granted, then a second letter will be sent. The second letter is notifying the homeowner that a fine may be levied for the violation. The homeowner will have another 10 days to respond. If still no response a third letter will be sent stating that the fines are now being imposed. The fine will be \$25 for the first month of the violation. The fine will continue and the fine will double each month the violation continues. After 90 days if the fines have not been paid and the violation not handled, a lien will be placed for the accrued fines. The fines will continue to be doubled for each month there after until the violation is corrected.