



Riverview Cove HOA Fine Enforcement Policy

The Association has adopted the following Fine Procedure for violations of the Association's Governing Documents, including Architectural Review requirements and other Use Restrictions contained within the Declaration of Covenants, Conditions, and Restrictions. This policy is intended to encourage compliance and preserve the appearance, safety, and value of the community.

Upon the first inspection and identification of a compliance issue, a Courtesy Notice will be issued to the homeowner. The notice will identify the date of inspection and the nature of the violation. Homeowners will be requested to correct the violation as soon as possible, but no later than ten (10) business days from the date of the notice. Homeowners are encouraged to contact management if there are extenuating circumstances preventing timely compliance or if assistance is needed in resolving the issue.

A re-inspection will be conducted after ten (10) business days. If the violation remains uncorrected and the homeowner has not communicated with management regarding the matter, fines may be assessed as follows:

- First Fine: \$75.00
- Second Fine: \$150.00
- Third Fine: \$300.00, sent via certified mail at the owner's expense
- Fourth Fine: \$500.00

If the violation continues to exist, re-inspections and additional fines of \$500.00 may be assessed every ten (10) days until compliance is achieved. After ninety (90) days of continued non-compliance, the Board of Directors may elect to pursue legal action to enforce the governing documents. In addition to any fines assessed, the

homeowner may be responsible for all attorney fees and court costs incurred by the Association. The homeowner may also be subject to suspension of voting rights and use privileges for Association amenities, as permitted by the governing documents and applicable law. All fine revenue collected shall be deposited into the Association's operating account.

All homeowners are responsible for ensuring that their residents, tenants, guests, and occupants comply with the Association's governing documents and community rules.

If you have questions regarding this policy or need assistance resolving a compliance matter, please contact the Association's management company.

Riverview Cove HOA Board of Directors