

## **Saddletree Homeowners' Association Covenants Violation Policy**

The following process for assessing fines for noncompliance with Saddletree Homeowners' Association covenants has been developed by a working group of Saddletree Homeowners.

### Clarifying Notes:

The Saddletree Board has no desire to assess fines and put liens on property. The intent is to work in any reasonable way possible to avoid that outcome. The sole purpose is to maintain the appeal of our neighborhood and preserve property values.

The elected Saddletree Homeowners' Association Board is responsible for applying sanctions.

### I. Covenant Violation Fees:

When there is a violation, the board will send a courtesy letter to the homeowner stating the nature of the violation and ask that it be corrected in fifteen days. If the correction is not made, another letter will be sent stating that we will turn it over to our attorney in fifteen days (total of 30 days). If the violation is not then corrected, we can negotiate an extension if the homeowner responds with a reasonable plan or hardship situation. If a fine becomes necessary, the property owner will be notified and the matter will be turned over to our attorney and a late fee and attorney's fees will be charged. The late fee is \$50 per month plus attorney's fees. Recurring late fees may be charged for an indeterminate number of months.

### II. Repeat violation of a covenant that has been previously corrected

Send a letter stating this is "a repeat violation" and it will be turned over to our attorney unless corrected with 15 days.

### III. Annual Assessments

An annual assessment (dues) on each property is due April 1<sup>st</sup> of each year. If not paid, the annual assessment is considered delinquent on May 1<sup>st</sup> and the matter will be turned over to the attorney and a fine of \$50 will be charged for each month the annual assessment is unpaid. After 60 days, if the annual assessment is not paid, the association attorney will be instructed to place a lien on the property. Dues, fines, and attorney's fees will be the responsibility of the property owner.