

**EAGLE RUN WEST HOMEOWNERS ASSOCIATION
POLICY FOR COVENANT VIOLATIONS
Effective Date: September 1, 2021**

Violations of any of the Covenants shall be subject to a warning, assessment and/or appropriate legal proceedings, either at law or in equity. Any assessment shall be charged to and the responsibility for payment shall be the personal obligation of the Lot Owner.

Complaints received by the Eagle Run West Homeowners Association (HOA) Board will be reviewed by the Board. A majority vote of the Board confirming a violation of covenants exists will be required. The Process used to resolve an issue and maintain covenant compliance is as follows:

1. The HOA Board issues a notice of warning. A response or remedy will be provided within a HOA Board determined timeframe to a maximum of 30 calendar days.
2. If the issue is remedied to the satisfaction of the HOA Board, a Compliance Letter will be issued and the matter will be closed.
3. If the issue is not remedied, the HOA Board will consider it a nonresponse from the Lot Owner and issue Required Action Letter with timelines for completion within 10 calendar days of the Required Action Letter before moving on to the Second Violation if not adequately remedied.
4. HOA Board will validate resolution of the issue at the established deadline and send a Compliance Letter OR issue a Second Violation notice and assessment along with a HOA Board determined timeline for progression to additional violations.

The HOA Board will collect assessments. Nonpayment will result in the issuance of liens against Lot Owner's property in order to secure payment.

The warning and/or assessment for each separate violation of the Covenants shall be as follows:

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| First Violation: | Written or oral warning by the Homeowners Association Board of Directors |
| Second Violation: | \$200.00 assessment |
| Third Violation: | \$400.00 assessment |
| Fourth Violation and thereafter: | \$600.00 assessment |

The assessments for each separate violation shall be cumulative and shall not restart on a semi-annual, annual or some other basis. The Lot Owner shall at all times be responsible for the violations.

The foregoing policy is subject to amendment and to promulgation of further policies and procedures. The Homeowners Association Board has the authority to create, adopt, enforce and amend policies and procedures.

END OF POLICY