**Golfview Estates Homeowner’s Association**

**(for the Country Club Estates of Green Gardens Subdivision Units No.1 and No. 2)**

**Procedures For Enforcement of Association’s Declaration of Covenants and/or By-Laws**

1. If any lot/homeowner is believed to be in violation of any of the provisions of the Declaration of Covenants or Rules and Regulations that may be implemented by the Board, the Board of Directors shall issue a written “Notice of Violation” to the lot/homeowner notifying the lot/homeowner of the alleged violation and requesting that the violation be cured within seven (7) days of the Notice.

1. In the event the lot/homeowner does not cure the violation within seven (7) days of receiving the initial Notice, a Second Notice shall be issued by the Board of Directors to the violating lot/homeowner making a final request for the lot/homeowner to cure the default within fourteen (14) days of the Second Notice.
2. In the event the lot/homeowner does not cure the violation within fourteen (14) days of the Second Notice, then the Board of Directors shall schedule a hearing for the lot/homeowner charged with the violation. The Board of Directors shall provide the violating lot/homeowner with written notice informing the lot/homeowner of the time and place of the Board violation hearing. At the hearing, the lot/homeowner will have an opportunity to appear and defend themselves with regards to the alleged violations; however, all hearings will proceed on the date and time set forth in the notice of hearing, with or without the appearance of the lot/homeowner.
3. If the Board of Directors finds a lot/homeowner guilty of a violation the Board will notify the lot/homeowner, request that the violation be cured or rectified, and assess a fine of fifty dollars ($50.00) against the violating lot/homeowner, provided that the lot/homeowner has not been fined for the same violation within the last year. If the lot/homeowner has been fined for the same violation within the last year, then the fine for the second and any subsequent fine, shall be one hundred dollars ($100.00). Any fine that is assessed shall be charged to the assessment account of the lot/homeowner and shall be paid within thirty (30) days of being assessed. All fines are collectible in the same manner as unpaid common expenses/assessments.
4. If the violation has not been cured or rectified within thirty (30) days of the notification to the lot/homeowner referenced in paragraph D above, then additional fines may be assessed against the lot/homeowner at the rate of $50.00 per day until the violation is cured or rectified by the lot/homeowner.
5. In the event of any violation of the Declaration or the Rules and Regulations, the Board reserves the legal right to pursue any and all legal remedies available to compel enforcement, whether legal or equitable. Any and all costs and attorney fees incurred by the Board shall be charged back as an assessment to the account of the offending lot/homeowner at the time the fees/costs are incurred.
6. Only homeowners with no violations of the governing documents, within 18 months prior to election, may run for a Board position.