

**Limerick Park Homeowners Association
Enforcement Policy
Effective as of 04/18/2017**

The following Enforcement Policy was adopted as of the 18th day of March, 2017 by the Board of Directors of Limerick Park Homeowners Association pursuant to the authority granted to the Association in Article 3 Section 18 and 20 of the Limerick Park Bylaws and Article 7 Section 4 of the Limerick Park Declaration of Covenants, Conditions, and Restrictions.

We live and interact closely with our fellow residents. Common courtesy dictates that our actions not infringe on or impair the rights and quality of life of other residents. Our Governing Documents are designed to ensure that each of us achieves the maximum enjoyment of our homes. Each member of the community, whether owner, tenant or guest, must abide by the standards of the community and comply strictly with the Declaration, Bylaws and any Rules and Regulation to promote the value and marketability of all our homes. Each owner is fully responsible for conduct of and the compliance by their family members, guests, tenants and other occupants of the owner's property while they are within the community, which includes that which occurs on and off the owners' lots.

Enforcement is as follows:

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| 1 st Occurrence | Courtesy notice to the owner and occupant |
| 2 nd Occurrence | \$25.00 Fine |
| 3 rd Occurrence | \$50.00 Fine |
| 4 th Occurrence | \$100.00 Fine |
| 5 th Occurrence | \$200.00 Fine |
| Ongoing | \$100.00 Fine every 14 days until compliance is met |

The property owner has fifteen (15) days from the time of notification to contact the Association to request a hearing, correct the issue or coordinate a Board approved plan of action. If they do not comply within the fifteen (15) day period or timeline noted in the Limerick Park CC&R's, the ongoing offense will incur fines until compliance is achieved.

All fines shall be treated and collected as an assessment, and are subject to the Association Collection Policy. Fines shall be payable to Limerick Park Homeowners Association. The procedures set forth above shall in no way preclude the Board of Directors from pursuing any other remedies available under the Association's governing document or under applicable law regarding the enforcement of the Limerick Park governing documents.

Complaint Procedure

The following procedure has been established to handle Association member's complaints and concerns regarding alleged violations of the Limerick Park governing documents in a timely, efficient, and fair manner. Complaints regarding alleged violations of the governing documents must be received in writing to the Association in one of the following forms:

Via email to the Association Board and/or Management
Via US Postal Service in the form of a letter

Complaints will be handled in a confidential manner; however, your name and address must be included. Should a hearing be necessary, the Board of Directors may request your presence.

Home owners are strongly encouraged to first attempt to solve problems among themselves whenever possible. In some instances, the Board of Directors may assist homeowners in attempting to solve problems among themselves when it directly affects the Association and/or the governing documents. However, this shall not be construed as an obligation on the part of the Board of Directors to provide mediation services in connection with disputes amongst homeowners.

When a complaint is received, it is logged and filed. The Board of Directors shall investigate and review the alleged violation. If the Board of Directors concludes that a violation of the governing documents exists or has occurred, the Non-Compliance process is initiated and carried out over a rolling twelve (12) month schedule.

Request for Appeal

Upon receipt of a Non-Compliance Violation letter, the homeowner and/or resident has the right to an Appeals Hearing.

Requests for Appeal regarding alleged violations of the Limerick Park governing documents must be received in writing by the Association in one of the following forms:

Via email to the Association Board and/or Management
Via US Postal mail in the form of a letter

Requests must be submitted prior to the date of expiration of compliance and should include:

Homeowner's name and address
Homeowner's reason and basis for an appeal
Copy of all supporting documentation
Name of any attending attorneys, witnesses, or other collaborating guests

The appealing homeowner shall receive confirmation of receipt of a Request for Appeal from the Board of Directors. The homeowner will be notified of the time and place of the next Board of Directors meeting or Appeal Review Hearing date.

The Board of Directors will allow up to 30 minutes for the homeowner to appeal his Non-Compliance Violation and provide grounds as to why the violation and/or fine should be waived, reduced or withdrawn. The Board of Directors will adjourn the Appeals Hearing and within reasonable time (usually 5-7 days) the Board of Directors will send written notice to the homeowner as to their decision.

If the Board of Directors finds in favor of the appealing homeowner, they shall advise the homeowner as to whether the violation and/or the fines originally imposed are reduced, modified, or waived. Any adjustment(s) shall be reflected on the homeowner's account the following month.

If the Board of Directors determines that the homeowner's explanation or defense presented at the hearing was inadequate or otherwise failed to justify a reduction, modification, or waiver of the violation and/or fines, the owner will be so notified. The fines imposed will continue to be owing to the Association until paid in full regardless of whether the violation has been corrected.

CERTIFICATE OF ADOPTING

The undersigned president and secretary of Limerick Park Homeowners Association certify that this Enforcement Policy was duly adopted by the Board of Directors and shall be effective on the 18th day of April 2017.

DATED this 18th day of March 2017.

Limerick Park Homeowners Association

By: 
President

ATTEST: The above resolution was properly adopted.

By: 
Secretary