

HUNT RIDGE AT TALL PINES VIOLATION POLICY

Pursuant to the authority within the Association's governing documents and Florida Statute Section 720, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for Hunt Ridge at Tall Pines.

1. A "violation" refers to any action or condition within the community and on the common elements that violates any covenant, rule, or policy contained within the Association's Declaration, Bylaws, Rules & Regulations, or Board Policies (collectively, the "governing documents").
2. Violation Procedure:
 - (a) A violation may be identified by Association Board Members, residents, or the Property Management firm – and must be reported to the Association's Property Manager, Andrew George, via email: ageorge@ameritechmail.com.
 - (b) Upon identifying a violation, the Property Management firm will provide notice of the violation to the owner and/or occupant (1st Notice) and afford the owner or occupant a reasonable time to cure the violation. The 1st Notice is a courtesy notice and will document the violation, identifying the specific rule that has been violated, and will indicate how the violation may be corrected.
 - (c) If the violation remains uncured, and can be cured by abatement, the Board shall invoke the authority contained in Article IX, Section 7, of the Declaration and enter upon the lot to correct the violation after ten (10) days' notice and assess the cost of doing so to the owner pursuant to Article IX, Section 7, of the Declaration. The cost of abatement shall be subject to collection action as provided for in Article IX, Section 7, and Article V, Section 1, of the Declaration and Section 720.3085 of the Florida Statutes.
 - (d) If the violation is not curable by abatement, and remains uncured after the 1st Notice, the owner will receive a Fining Notice letter indicating that a daily fine or suspension is being levied, and providing the owner or occupant with at least 14 days' notice of a hearing date before the Fining Committee. The daily fine amount is \$100.00, and fines may accrue for each day of a continued violation up to \$1,000.00, beginning with the date of the Fining Notice.
 - (e) An Association representative will inspect the premises on the day of the fining hearing to determine whether the violation has been cured. If the violation has been cured, the Association will waive the fine.
 - (f) If the violation remains uncured as of the date of the fining hearing, the Association will seek the maximum fine amount of \$1,000.00 and the owner will have an opportunity to present evidence regarding the violation and remediation efforts, if any, to the Fining Committee.
 - (g) The Fining Committee's role is to accept or reject the fine or suspension proposed by the Association. If a majority of the Fining Committee approves the proposed fine, the fine shall be placed on the owner's account ledger and the Association shall issue a letter to the owner advising him or her of same. Payment of the fine shall be due thirty (30) days after the final letter is issued to the owner advising them that the fine was imposed. Any fine that remains unpaid for 90 days shall result in suspension of the

Owner's common element or common area amenity use rights and voting rights.

- (h) If the violation remains uncured after the fining hearing, or if the owner denies access to the Association for an abatement matter, the file will be turned over to the Association's attorney to initiate litigation, at which point the owner may be responsible for the Association's legal fees.
- (i) Depending on the nature and severity of the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to the attorney for enforcement at any point.

3. This violation policy supersedes any previous violation policy both past and present, and any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on this 29 day of May, 2024.

Signed:  Title: President

Print Name: Nicholas Karoulis