

Harborview POA

Fine & Notification Policy

Adopted 8/3/2026

Violation Enforcement & Notification Policy

1. First Violation

A written notice of violation shall be issued to the owner, providing ten (10) days from the date of the notice to cure the violation or submit a written appeal. Notice shall be delivered by USPS First-Class Mail and AppFolio email.

2. Second Violation

If the violation has not been cured and no written appeal has been received within the ten (10) day notice period, a fine of seventy-five dollars (\$75.00) shall be assessed against the owner. Notice shall be delivered by USPS First-Class Mail, USPS Certified Mail, and AppFolio email.

3. Third Violation

If the violation remains uncured after the ten (10) day period following the second notice, a fine of one hundred twenty-five dollars (\$125.00) shall be assessed against the owner. Notice shall be delivered by USPS First-Class Mail, USPS Certified Mail, and AppFolio email.

4. Subsequent Violations

For each continued or repeated violation thereafter, a fine of one hundred fifty dollars (\$150.00) per violation shall be assessed if the violation is not corrected within the required time period specified in the applicable notice.

5. Appeal Process

An owner may appeal a violation by submitting a written appeal to the Board of Directors within the applicable ten (10) day notice period. The Board of Directors shall review the facts and circumstances surrounding the violation and determine whether the violation will be upheld, modified, or dismissed. The owner shall be notified in writing of the Board's decision. The Board's decision shall be final unless otherwise provided in the governing documents or applicable law.



6. Recurring Violations

Recurring violations of the same or substantially similar nature occurring within one (1) year of the most recent violation shall continue under the existing enforcement schedule based upon the last notice or fine issued. The enforcement process shall not restart at the first violation unless more than one (1) year has elapsed since the last violation of the same or substantially similar nature.

7. Legal Enforcement

If an owner fails to cure a violation or comply with notices and assessed fines after the third notice has been issued, the Board of Directors may refer the matter to the Association's legal counsel for further enforcement. Legal remedies may include, but are not limited to:

- Collection of unpaid fines and costs;
- Filing a lien against the property, where authorized by law;
- Court action seeking injunctive relief or monetary damages;
- Foreclosure of a valid lien, where permitted by applicable law; and
- Any other legal or equitable remedy available under the governing documents or applicable law.

The owner shall be responsible for all attorney's fees, court costs, and collection expenses to the fullest extent permitted by the governing documents and applicable law.

Architectural Review Committee (ARC) Violations

Any owner who begins, continues, or completes an exterior improvement, alteration, addition, or other project requiring prior Architectural Review Committee (ARC) approval without first obtaining written approval shall be assessed an immediate fine of four hundred dollars (\$400.00).

If the owner continues work after receiving a Stop Work Notice and fails to submit a complete ARC application, together with all required supporting documentation and permits, an additional fine of one hundred fifty dollars (\$150.00) shall be assessed every ten (10) days until a complete application and all required documentation have been submitted to the Board of Directors and/or the Architectural Review Committee.

Assessment of fines shall not constitute approval of the project. The owner shall remain responsible for obtaining approval and bringing the property into compliance with the governing documents.

Pool and Clubhouse Violations

Violations involving the Association's pool or clubhouse facilities shall be enforced in accordance with this Enforcement Policy. In addition to any applicable fines, the Board of Directors may suspend pool and clubhouse privileges as follows:

- **First violation:** Two (2) week suspension.
- **Second violation:** Thirty (30) day suspension.
- **Third violation:** Suspension for the remainder of the current pool season.

The owner shall be responsible for the conduct of all residents, tenants, occupants, family members, guests, and invitees associated with the owner's lot or unit.

If any person associated with the owner's property uses the pool or clubhouse during a period of suspension, the Board of Directors may extend the suspension for up to one (1) year and may pursue any additional enforcement remedies authorized by the governing documents and applicable law.

Blocking or usage of Common areas without permission

Any owner that dumps, blocks or uses common areas without written permission by the Board of Directors will receive an instant violation fine of \$250. Also, if not removed when contacted by the Management Team or Board of Directors additional fines may be assessed every 48 hours in the amount of \$150 per 48 hours. If the items are not removed the Board of Directors may have said items removed and charged to the owner.

SEMPER FI



PROPERTY MANAGEMENT

Signature page

Board of Directors:

<u>Tony Cretella</u>	, Print	<u>Tony Cretella</u>	, President
<u>Terrell H. Bornman</u>	, Print	<u>Terrell H. Bornman</u>	, VP
<u>Anthony Baker</u>	, Print	<u>Anthony Baker</u>	, Secretary
<u>GREGORY L. BENNING</u>	, Print	<u>GREGORY L. BENNING</u>	, Treasurer
<u>Donna Hegly-Dean</u>	, Print	<u>Donna Hegly-Dean</u>	, Member