



CC&R Enforcement Procedure: The following steps will be taken in the enforcement process:

If you are in violation of any covenant you will receive a courtesy notice of violation in the mail. If you correct the violation within the time specified in the courtesy notice, the issue will be considered resolved, and you will receive a violation corrected letter.

If you fail to correct the violation within the time allowed, you will receive a Final notice of violation letter with a stated time period to correct the violation. If you fail to correct the violation within the stated time period, you will receive an initial notice of fine. Repeat violations will not receive courtesy letters prior to the fine. The schedule of fines is as follows:

- First month of non-compliance after notice \$100.00
- Second month of continued Non-compliance \$150.00
- each month of continued Non-compliance thereafter \$150.00

If you dispute the fine, you will have seven (7) days in which to request a hearing. If you fail to do so, your right to dispute the fine will be deemed waived and the fine will be final and the next level of fine will be imposed along with a time period to correct the violation. Additional fines shall be levied until the violation is corrected. If you request a hearing, the violation and fine will be determined at a hearing of Board representatives, and their decision shall be final.

Unpaid fines will be sent to an attorney for collection. Said collection will also result in attorney fees and costs being charged to you. Hearings are available on an as needed basis. Please see the website: www.foresthills4hoa.com , "Procedure for Requesting a Hearing" for more information.

It is not the intent of the Board to become an enforcement agency submitting fines for every violation. However, it is the intent of the Board to see that the CC&Rs along with Architectural Committee Rules are followed in a reasonable manner.