

Planter's Row Homeowners Association Inc.

FINE/ENFORCEMENT POLICY

Dear Homeowner,

As promised part of our ongoing effort to ensure compliance with the covenant enforcement, the Board has voted to approve the following new policy. This policy comes into effect immediately.

LAWN/WEED ISSUES:

- Due to the length of time the enforcement process takes, in order to have a homeowner comply with lawn and weed issues, the Board resolves the following:
 1. In the event a yard has grass or weeds which would make it in violation of the Mauldin City Code, the management company are hereby authorized to bypass the regular enforcement procedure and contact Mauldin City Code Enforcement to issue the warnings directly to the homeowner.

Reasoning: Currently it is costing the neighborhood each time a violation letter is sent. The enforcement policy allows the homeowner 15 days to comply, then a second letter allows an additional 15 days, then a final warning with the fine is another issued at 45 days after the violation is first noted.

If Mauldin City are called in, it does not cost the Association anything. The Code Enforcement officer will discuss the issue with the homeowner and issue a warning, usually giving 10 days. If the violation is not corrected after the 10 days, the City will issue a citation to the homeowner. If the homeowner still does not comply, the City will maintain the yard, and charge the homeowner directly.

This resolution will provide the fastest solution to achieve the desired neighborhood curb appeal.

OTHER VIOLATIONS:

- All other covenants violations shall be handled through the normal enforcement process via the management company.

MULTIPLE FINES:

- Due to the ineffectiveness of issuing multiple fines to some homeowners, the Board resolves the following:

When a homeowner reaches 4 fines of \$50 (\$200 total) for the same covenant violation, the Association shall;

1. place a lien on the homeowner's lot for the outstanding balance.
2. If after an additional 90 days the fines are continuing to accumulate, or the lien has not been satisfied, the Association reserves the right to seek a summary judgement.
3. If after an additional 90 days the fines are continuing to accumulate, or the summary judgement has not been satisfied, the Association reserves the right to seek a foreclosure judgement.
4. If a homeowner already has a lien on the property when the accumulative fines are \$200 the Association reserves the right to proceed with stages 2 & 3 above.

The homeowner shall be charged for all costs associated with the above actions. The charges are listed in the homeowner collection policy.