

Holly Ridge Townhomes

The governing documents of Holly Ridge allow for the Developer and future Board of Directors from time to time to enact necessary and reasonable policies. These policies are created with the intention to safeguard your personal property value and to enhance your enjoyment of the community.

The following policy was adopted by the Developer in accordance with the powers granted to him by the governing documents of Holly Ridge Homes Association:

ENFORCEMENT POLICY

When an infraction of the governing documents and/or Rules and Regulations has been brought to the attention of the Board of Directors, a friendly reminder notice will be sent to the owner of record of the unit alleged to be in violation. If the violation continues to exist the Board may elect to fine the homeowner who is in violation to assist in correcting the problem.

Please note that while fining owners for failure to comply with the Association's governing documents, which includes, but is not limited to Bylaws, Declaration of Covenants, Conditions & Restrictions, Rules & Regulations, and Policies and Procedures adopted and amended from time to time, is within the Association's legal rights, it is not the desire of the Association to assess and collect fines. It is the duty and intent of the Association to achieve compliance within a reasonable time frame.

If the remedies do not gain compliance and the violation persists, the Board may further elect any of the following options:

Continue daily, weekly or monthly fine schedule;

Hire an attorney to file suit in court seeking a court order enjoining said information and to have reimbursement of the Association's legal fees and any and all costs incurred;

Offer to resolve disputes through arbitration or mediation

Due process for this policy will consist of the following:

1st Notice Property Owner will be given a written courtesy reminder notice of complaint and rule violation by Managing Agent. Failure to comply within the allotted time frame will result in a 2nd violation.

2nd Notice Property Owner will be given a notice of non-compliance and shall be warned that if the violation is not immediately resolved, a Hearing before the Board of Directors may be scheduled at a date, time and location of its choosing, at which time a negative finding could result in a penalty assessment, and/or rescission of common area amenity use privileges. If the violation is not immediately resolved, this will result in a 3rd violation.

3rd Notice Property Owner will be notified of their failure to comply along with a notice that all privileges to common area amenities have been rescinded. This notice shall also include a hearing date, location and time, at which the Property Owner must attend to present information to the Board of Directors as to why they were not able to comply. It is the desire of Holly Ridge Association Board of Directors to obtain compliance; however, the Board may find that a penalty assessment (which may include reimbursement for damages and/or other administrative costs) is necessary. All costs in collecting penalty assessments, reimbursable amounts to the association will be borne by the Property Owner and is subject to the Fair Debt Collection Act.

FINE SCHEDULE

1 ST Violation	Friendly reminder asking to correct or cease the violation
2 nd Violation	\$25
3 rd Violation	\$50, plus and all costs involved in obtaining compliance

Continued failure to comply with Holly Ridge governing documents may lead to a Daily Fine of up to \$25 per day until compliance is met. The Board of Directors also maintains the option of hiring appropriate contractors and/or personnel in order to bring the property into compliance, and all costs will be assessed to the property owner.