

10 DAY VIOLATION LETTERS AND CORRECTIVE ACTIONS

BOARD OF DIRECTORS OF Villages of Westcreek Homeowners Association, Inc.


Unless otherwise specifically authorized by a member of the Board of Directors, the Management Company will address the following violation, within Villages of Westcreek Homeowners Association, Inc. with the listed action stated below:

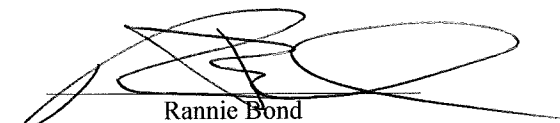
1. Grass and weeds in front yards, curbs and sidewalks that are unkept
2. (i) the replacement of worn and/or rotted components, (ii) the regular painting of all exterior surface (iii) the maintenance, repair and replacement of roofs, rain gutters downspouts, exterior walls windows, doors, walks, drives, parking areas and other exterior portions of the improvements to maintain an attractive appearance

For the above-referenced violation, the management company shall send one (1) courtesy notice giving the homeowner ten (10) days to correct the violation on their own accord. If, at the end of the ten (10) day time limit, the violation has not been corrected or an extension to correct has not been issued, the management company will issue a letter of intent to have a Force Mow done on the property. If, at the end of the ten (10) day time limit, the violation has not been corrected or an extension to correct has not been issued a Force Mow/ Maintenance for the violation. Force Mow fine \$75.00 Force Maintenance fee determined by extent of damage or neglect. If the violation has not been corrected or an extension to correct has not been issued, the management company shall notify the Board of the violation and the Board shall approve a contractor to correct the violation. After the violation has been corrected by the subcontractor for the Villages of Westcreek Homeowners Association, Inc., the charge for that subcontractor's work shall be charged to the homeowner's account for payment and collection. All charges will be collected in the same manner as the normal HOA assessments and fees. All legal costs and charges associated with the collection of delinquent account balances shall be the responsibility of the homeowner and will become a part of the assessment obligation as stated in the Declaration of Covenants, Conditions and Restrictions (CC&R's).

This policy has been reviewed and adopted by the Board of Directors of Villages of Westcreek Homeowners Association, Inc. in accordance with the authority and powers granted to the Association and its Board of Directors as provided under the Declaration of Covenants, Conditions and Restrictions. If, at the end of the ten (10) day time limit, the violation has not been corrected or an extension to correct has not been issued

Approved this 10th day of Nov, 2016 by the duly authorized Villages of Westcreek Homeowners Association, Inc


Richard Gentry


Rannie Bond

Villages of Westcreek Homeowners Association, Inc
Forced Mow/Maintenance Procedure

Violation Procedure	Status	Action required
Send ten (10) courtesy notice of the violation to include, but not limited to grass, weeds, gutters, siding, improvements, vegetation, fences & other violations within the CC&R's.	1 st Report/Sighting	10 days to correct
Send notice of Force Mow if violation is not cured within (10) ten days	2 nd Report/Sighting	10 days to correct and notice of Force Mow sent to Homeowner
Force Mow/Maintenance scheduled \$75.00 fine charged to Homeowner's account	3 rd Report/Sighting	Force Mow/Maintenance

General Policy

If a homeowner contacts management with the intent to correct a violation and asks for an extension, the management shall grant such extension if it deems such extension reasonable. If the homeowner does not cure the violation after the extension period the homeowner shall immediately be liable for all reasonable fees to correct the violation(s) as described above.