

3 MAINTENANCE OF OWNER'S LOTS POLICY

3.1 POLICY

Pursuant to Article 12, Section 12.1 of the Declaration: Each Owner shall maintain his/her residence and lot in good repair. The following terms and processes have been defined and adopted by the Association to ensure each Lot and all improvements thereon are maintained.

1. An Owner shall not allow a condition to exist on their Lot which will adversely affect any other Lots and residences or other Owners.
2. In the event an Owner fails to fulfill his maintenance and repair obligations the Owner will be notified in writing. The written notification will be sent via First Class Mail to the property address as well as to the last-known address of the Owner, if different, or via e-mail.
 - a. The notification will state the rule that has been violated, a description of the violation, and the date by which the violation must be corrected to avoid any penalty.
 - b. A time limit of 10 calendar days from the date of postmark or emailing of the notification shall be set for compliance or correction of the violation.
 - c. The notification will also inform the Owner of the right to request a hearing.
3. If, within 10 calendar days, there is no correction to the violation, the Board of Directors may have said lot, cleaned and repaired ("maintain Owner's lot") and may charge the Owner for said maintenance in accordance with the provisions of the Declaration.