

*The Estates at Dove Run*  
**Deed Restriction Enforcement Policy**

In accordance with Article IV (“Enforcement”) of the Deed Restrictions and Article VI, Section 1.1 (“Powers And Duties of the Board”) of the Bylaws, the following policy is in effect for any violation of the published Deed Restrictions (the current version of all HOA policies are available on the HOA website):

Notification:

- Violations of the current deed restrictions can be reported to the Architecture Review Committee (ARC) via the Contact Us link on the website, or observed by any member of the ARC
- A total of two violation letters will be sent to the lot owner(s), per offense or concurrent group of offenses.
- The first letter will be sent via regular mail and will be a standard form letter requesting the violation to be corrected within 15 calendar days.
- The second letter will be sent via certified return receipt mail, noting the previous violation letter non-compliance and the final date of compliance, no later than 30 calendar days from the original date of notification.
- The second letter will also include notification of the fine amount and fine due date if the violation is not resolved within the allotted period.
- If the owner has not complied by the requested date, the matter will be turned over to the Board of Directors for further action.

Fines & Legal Action:

- Fines will be assessed based on a 3-tier structure (\$50, \$100 or \$150 per notice). A full list of fines by deed restriction is available on the HOA website
- Fines will be due 45 days from the original date of notification.
- Violations not resolved within 45 days of the original date of notification, or fines not paid within the same period will be assessed a second fine of the same amount.
- Violations not resolved within 60 days of the original date of notification, or fines not paid within the same period will be assessed a third fine of the same amount.
- All unpaid fines will result in a filing in JP Court 75 days after the original date of notification.
- Judgments issued by the JP Court will lead to a report to the 3 major credit agencies.
- The lot owner will be responsible for all legal and court fees incurred by the HOA as a result of their violation.

As a reminder, all neighborhood lot owners are members of the Estates at Dove Run HOA and, therefore, are required to abide by the published Deed Restrictions. Please remember to obtain approval from the Architecture Review Committee prior to installing attached or detached permanent structures (porch, deck, fence, etc) or making significant external changes to the property. The ARC is available via the Contact Us link on the HOA website for any questions pertaining to the Deed Restrictions.