

CROSS HOLLOW HILLS COMMUNITY ASSOCIATION

POLICY OF ASSESSMENT FOR VIOLATIONS OF RESTRICTIVE COVENANTS AND CONDITIONS

The Cross Hollow Hills Community Association is responsible for the management of architectural control, common improvements, and other common operations of the lot owners within the subdivision. In order to better manage the properties, the Board of Directors, under authority of the Restrictive Covenants and Conditions and Articles II and IX of the By-Laws, is hereby instituting a new rule to help enforce the Restrictive Covenants and Conditions and By-Laws.

1. When it is noted that a lot owner(s) may be in violation of the rules and covenants of the association, they will be notified, by certified mail, that there is a violation, and what needs to be done to correct it. They will be given 30 days to reply. If no response is received by the Board at the end of the 30 days, the lot owner(s) will be considered to be in violation.
2. Should the lot owner(s) fail to correct the violation within the next 30 days, or within an established deadline for completion agreed to by the Board, they will be issued a 15 day notice of intent, by certified mail, that assessment will begin at the end of the 15 day notice period.
3. If the violation is still not corrected, or resolution agreed upon with the Board at the end of the 15 day notice of intent to assess, then assessment against the lot owner(s) will begin at the rate of \$25.00 per day. There will be no specified limit to the total amount of the assessment levied.
4. Any assessment not paid shall become a lien against the property 30 days after being levied. Any legal or other expenses incurred in the process of resolving such violations will become the responsibility of the lot owner(s).
5. Unpaid assessments will accrue interest at the rate of twelve percent (12%) per annum until paid.

6. Any monies collected pursuant to the enforcement of this policy shall be deposited in the general operating fund of the Cross Hollow Hills Community Association.

**THIS POLICY DOES NOT IN ANY WAY
PRECLUDE THE BOARD FROM PURSUING
FURTHER LEGAL ACTION**