

**DEER CREEK RESERVE
HOMES ASSOCIATION**

RULES ENFORCEMENT AND FINE POLICY

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, fined 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failure to comply along with a notice that all privileges to the Deer Creek Reserve common area amenities have been rescinded.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 the Deer Creek Reserve Homes 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	\$50
2 nd Violation	\$100
3 rd Violation	\$150, plus and all costs involved in obtaining compliance

Continued failure to comply with the Deer Creek Reserve governing documents may lead to a daily Fine of up to \$25 per day until compliance is met. The Deer Creek Reserve 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.