

COUNTRY CREEK HOMEOWNERS ASSOCIATION OF MANATEE, INC.

RULES AND REGULATIONS FOR COVENANT ENFORCEMENT

Violation and Fining Procedure:

1. When the Board or representative appointed by the Association is made aware of a violation, the Owner, (and if applicable, any occupant, licensee or invitee of the Owner) will receive a Friendly Letter clearly stating the violation and section of the Governing Documents which covers the infraction. The letter will include language that applies to the corrective action that needs to be taken in order to remedy the violation as well as the time frame for correction.
2. When the allotted period of time has expired, an Association representative determines if the violation has been remedied.
3. If the violation has not been remedied, the Owner in violation (and if applicable, any occupant, licensee or invitee of the Owner) will receive a First Violation Notice stating the violation, corrective measures needed and time frame for correction.
4. When the allotted period of time has expired, an Association representative determines if the violation has been remedied.
5. If the violation has not been cured, the Board of Directors places the issue on the agenda of a duly-noticed Board meeting, and votes on whether to impose a fine and/or suspension of the right to use the Common Areas and Common Facilities and/or suspension of voting rights. If a fine is imposed, the Board also votes on the amount of the fine to be imposed within the parameter of the law and Governing Documents. If the Board of Directors decides to impose a fine or suspension, the Owner, (and if applicable, any occupant, licensee or invitee of the Owner) will receive a Notice of Fining Committee Hearing via certified mail and regular mail advising that a hearing has been scheduled before the Fining Committee. The notice of Fining Committee Hearing will be sent not less than fourteen (14) days prior to the hearing date.
6. The Fining Committee will hold a hearing on the previously-noticed date, and votes on whether to "confirm" or "reject" the imposition of the fine and/or suspension. If a majority of the members of the Fining Committee vote to confirm the fine and/or suspension, the Owner (and if applicable, any occupant, licensee or invitee of the Owner) will receive notice that the fine and/or suspension has been imposed. When a fine is imposed, the notice will include the amount of the fine and the fine payment is due five (5) days after the date of the Fining Committee Hearing.