



## Nature Pointe Home Owners Association

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### Violation of Governing Documents: Covenants, Bylaws & Clubhouse Rule Book

Nature Pointe is a community that was developed for the common benefit of its members. Rules and Covenants were established for the safety and enjoyment of all members and guests. A system of consequences and fines have been created for those who violate the rules. In the event that of a violation, the following shall apply; however, if the Board determines the violation/s are egregious or intentional violation/s, the Board may determine that enhanced penalties are appropriate and may be imposed.

**1. Determination of Violation:**

The Board of Directors will determine if a violation exists.

**2. Seeking Cure –1<sup>st</sup> Notice:**

If the alleged action is determined to be a violation of the HOA Governing Documents, the Board will notify the owner in writing and require that the violation be cured within 14 days.

**3. Non-Compliance –2<sup>nd</sup> Notice:**

If the violation continues beyond the 14 days cure period, or if other violations occur and/or are repeated within a year, the Board may impose reasonable monetary fines and/or suspend the member's privileges. Failure to pay the fine/s within 60 days will result in suspension of member privileges for 1 year. All fines will also constitute an assessment under the Declaration.

**4. Repeated Violations:**

Any member who commits more than 3 violations of any provision of the HOA Governing Documents may be subject to additional fines and/or suspension of their member privileges at the discretion of the Board, regardless of whether the violation has been cured after either the 1<sup>st</sup> or 2<sup>nd</sup> violation.

**5. Failure to Pay:**

Failure to pay fines within 90 days will constitute a lien upon the violator's property. The HOA may collect the fine in any manner allowable by the Declaration, by law and/or seek injunctive relief. In addition, the Board may levy specific assessments to cover the cost the HOA incurs to bring the member/property into compliance with HOA requirements under the Governing Documents.

**Examples:**

Violation	1 <sup>st</sup> Offense	2 <sup>nd</sup> Offense	3 <sup>rd</sup> Offense	Thereafter	Reference
ACC violation/s not cured	Written notice	\$50	\$100	Board Discretion	Covenants 13.2, page 32
Improper behavior In Clubhouse	Written notice	\$100	\$500 fine & loss of member privileges	Board Discretion	Rule Book, Restriction from Entry, page 4