Rules Enforcement Policy

A rules enforcement resolution is needed to ensure compliance with the various rules and regulations found in the governing documents and enacted by the Board.

Legacy at Palmetto Farms Homeowners' Association, Inc.
Policy Resolution #1
Rules Enforcement

WHEREAS Section 3.18 of the Bylaws for Legacy at Palmetto Farms Homeowner's Association, Inc., filed at Fulton County, Book 44709 page-688,grant the Board of Directors with the power to conduct Association business and, to protect community harmony by providing guidelines and a procedure for addressing conditions that disrupt that harmony,

LET IT BE RESOLVED THAT the following rules enforcement procedures will be followed:

1. The Board of Directors (or Property Manager) is authorized to enforce the Rules as outlined in the Rules and Regulations.

2. Rules violations are to be reported to the Board of Directors (or Property Manager) in writing and signed by the complainant. The complaint will be investigated as soon as possible.

4. Regular inspections will be conducted to note violations. One friendly reminder letter, sent via regular US mail, will be provided to homeowner. If homeowner complies during the letter process, no other action is initiated.

If the homeowner takes no action after the letter process, a warning letter will be sent giving 10 days for compliance. If no action is taken ten days after the letter is dated, a $25 per day fine will be assessed until the violation is corrected.

All covenant non-compliance fines will be capped at $750 (except for unauthorized tree removal), plus any cost incurred by Legacy at Palmetto Farms Homeowners' Association, Inc. to correct the violation. In addition, upon reaching the cap of $750, a lien may be filed against the property.

5. All Fines are subject to the Collection Policy if unpaid.

6. **Appeal Process** Any Owner receiving a Rules Violation Notice who believes no violation occurred, may submit a written explanation to the Board of Directors (or Property Manager) in either electronic format or by registered U.S. mail. The owner will be given an opportunity for a hearing and no enforcement fee will be imposed until after the hearing.

Recorded in the Board Minutes: March 24, 2014