

Willow Rise Townhomes Homeowner's Association, Inc.

Policy Regarding Compliance to Declaration Restrictions

The Willow Rise community has been developed as an attractive and pleasant place to live. Maintaining the quality of our neighborhood is an important way to preserve home value and enrich the lives of those who live here. The quality of our community is, in part, a product of the community wide standards embodied in the association's governing documents, including the General Covenants and Restrictions found in the Association's establishing Declaration.

The Willow Rise Townhomes Homeowners Association is responsible for preserving and enhancing our community resources and the desirable characteristics of our neighborhood. The best way to accomplish this is for each homeowner to voluntarily fulfill their community responsibilities as described in the governing documents.

The Willow Rise Townhomes Homeowners Association Board of Directors believes that the positive and desirable characteristics of our community have been achieved through the efforts of individual homeowners who take the responsibilities that come with ownership within our community to heart.

At the same time, the Board recognizes that there may be times when conformity to the General Covenants and Restrictions is not voluntarily achieved. We also recognize our responsibility to facilitate conformity to support the overall long-term benefit our neighborhood provides to the entire community. In considering this responsibility, we have adopted the following compliance policy:

1. Homeowners who are not in conformity with a rule or regulation will be notified in writing. This notification will be considered a 15-day notice to the Homeowner to rectify the situation and will include a description of the issue and a supporting citation from the Declaration.
2. The notice will also inform the Homeowner of their right to request a meeting with the Board to discuss the issue and possible resolutions. This meeting must be requested within the 15-day grace period.
3. Within the initial 15-day grace period, the Homeowner may request an additional 15 days to correct the issue. A request for an additional 15-day grace period must include a plan for achieving conformity. Upon considering a Homeowner's request, extensions will be granted at the Board's discretion.
 - a. *If the Homeowner is still not in compliance at the end of the 15-day grace period, or 30-day grace period if an extension is granted, the following schedule of fees will be initiated until compliance is achieved: At the end of the grace period:*

\$50.00

- b. If not compliant 30 days beyond grace period: \$100.00
 - c. If not compliant 60 days beyond grace period: \$150.00
 - d. If not compliant 90 days beyond grace period: \$200.00
 - e. If not compliant 120 days beyond the grace period, and every 30-day period thereafter, a fee of \$250.00 per month will be imposed until compliance is achieved.
- 4. Any subsequent non-conformity for the same issue, within 3 years of the original notice, will be treated as a continuation of the original issue. The Homeowner will be notified of the subsequent issue and a fee of \$250.00 per month will be imposed 3 calendar days after receipt of notice until conformity is achieved. The Board reserves the right to impose higher fees in situations where non-conformity is a chronic issue that creates a substantial detriment to the ongoing quality and value of the neighborhood.
 - 5. The Board reserves the right to assess higher fees where hazards or public safety issues are present. Under such circumstances, non-compliant homeowners will be notified by letter. Fees will be assessed immediately and may be assessed daily.
 - 6. Any legal cost incurred by the HOA in enforcing the provisions of the Declaration shall be the responsibility of the homeowner.

The Board encourages Homeowners to submit a variance form for all items covered in both the Declaration & Rules.

The form is available at <https://www.croftoninc.com/willow-rise> or upon request to the Board.