

Kirkdale Villas Homeowners' Association

Community Compliance Policy

The Kirkdale Villas Homeowners' Association is dedicated to preserving and enhancing our community's resources and the unique qualities that make our neighborhood a desirable place to live. This is best achieved when each homeowner voluntarily upholds the responsibilities outlined in our governing documents.

The Board of Directors believes that the community's attractive and positive character is the result of homeowners who take their ownership responsibilities seriously and work together to maintain neighborhood standards.

At times, voluntary compliance with the General Covenants and Restrictions may not be achieved. To protect the long-term value and enjoyment of our community, the following compliance policy has been adopted:

1. Notification of Non-Compliance

Homeowners who are not in compliance with a rule or regulation will receive written notification. This notice serves as a 15-day grace period for the homeowner to correct the issue and will include: A description of the violation, and A citation from the Declaration or other governing document supporting the rule.

2. Right to a Board Meeting

The notice will inform the homeowner of their right to request a meeting with the Board to discuss the issue and explore possible resolutions. This meeting must be requested within the 15-day grace period.

3. Extension Requests

During the initial grace period, a homeowner may request an additional 15 days to correct the issue by submitting a proposed plan for compliance. The Board may grant extensions at its discretion.

If non-compliance continues beyond the grace period (15 or 30 days), the following fee schedule applies:

Time Beyond Grace Period	Fee
End of grace period	\$50.00
30 days beyond grace period	\$100.00
60 days beyond grace period	\$150.00
90 days beyond grace period	\$200.00
120 days beyond and each additional 30 days	\$250.00 per month

4. Repeat Non-Conformity

If the same violation recurs within three (3) years of the original notice, it will be treated as a continuation of the original issue. A \$250.00 monthly fee will begin three (3) calendar days after notice and continue until compliance is achieved.

The Board may impose higher fees for chronic or repeated violations that significantly affect community quality or property values.

5. Hazards or Safety Issues

In cases involving hazards or public safety concerns, the Board may assess higher fees and take immediate action. Written notice will be provided, and daily fees may be assessed until the issue is resolved.

6. Legal Costs

Any legal costs incurred by the Kirkdale Villas Homeowners' Association in enforcing these provisions shall be the responsibility of the non-compliant homeowner.

(Approved by the Kirkdale Villas Board of Directors)