

Upon receiving complaints from Owner(s) of general violations, the Association may take the following steps:

- a. send the accused Owner a letter requesting the Owner to comply;
- b. send the Owner a "Notice of Board Hearing" as set forth below; and
- c. after a Board Hearing, impose fines as set forth above or other discipline as set forth in the Governing Documents.

4. The "Notice of Board Hearing"

The Notice of Board Hearing will set forth the date, time, and place for the hearing, a brief description of the action or inaction constituting the alleged violation of the Governing Documents, a reference to the specific Governing Document provision alleged to have been violated, and a statement that the Owner has a right to attend and may address the Board or committee at the hearing. The Association must deliver the notice by U.S. Mail, personal delivery, or posting on the accused Owner's property at least ten (10) days prior to the hearing. If the Board or committee decides to discipline the Owner, the Association must notify the Owner of the disciplinary action by U.S. Mail, personal delivery, or posting on the accused Owner's property within fifteen (15) days following the hearing.

The purpose of these rules are to maintain and enhance the quality of life and values of our homes. Accordingly, everyone should adhere to the Governing Documents. Owners are responsible for their tenants' conduct. The Association may enforce the Governing Documents by legal action.