

HUNTINGTON PARK HOMEOWNERS ASSOCIATION, INC.

ENFORCEMENT PROVISIONS AND FINES SCHEDULE

There are a number of enforcement clauses cited in the governing documents. In practice they seldom come into play as all Homeowners accept the Huntington Park HOA's *Rules and Regulations* by the very act of buying and residing at Huntington Park.

According to the Association's operating documents, when essential for the best interest of the community, the HPHOA Board of Directors has the right to enforce the *Rules and Regulations* by invoking the provisions referenced below:

1. Forward a courtesy letter to the Homeowner detailing the violation and applicable rule along with a timeframe and procedure to remedy the violation.

The courtesy letter may require the Homeowner to respond in writing addressing the remedy. All responses (if applicable) would be required in the timeframe noted in the courtesy letter.

2. Forward a demand letter, US CERTIFIED MAIL RETURN RECEIPT REQUESTED, to the Homeowner detailing the violation and applicable rule along with a specific timeframe of not more than 72 hours upon receipt of the demand letter for remedying the violation. Demand letter to be followed up by Management Company personnel.
3. Levy a one-time fee/penalty which shall be added to the regular monthly assessment for the affected unit(s). Amounts of fees and/or penalties are at the sole discretion of the HPHOA Board.

First offense -	-	-	\$50
Second offense	-	-	\$100
Third offense-	-	-	\$200

If the fine is not paid within thirty (30) days, appropriate legal action may be taken and if necessary, a lien will be filed against the Homeowner's property and all legal fees incurred to collect will be billed to the homeowner.

4. Levy an additional daily fine, for each occurrence, for each day the violation continues.
5. In accordance with the Inspection and Entry Rights described in the Declaration the HPHOA Board of Directors may designate an agent to enter upon the Homeowner's property to remedy the violation and shall further bill all costs incurred back to the violating Homeowner, which shall be added to the regular monthly assessments for the affected unit.

6. Restrict the Homeowner's right to file a variance request or exercise his/her right to vote as a member of the Association until such violation is remedied or all fines and additional charges have been paid in full.
7. The placement of a lien on the Homeowner's property for the non-payment of fines/charges.

Other factors and/or circumstances may be taken into consideration by the HPHOA Board of Directors, such as, but not limited to, the severity of the non-compliance violation(s), how often the Homeowner is in non-compliance with the *Rules and Regulations*, what means or procedures have been taken to rectify the violation in the past.

September 15, 2014