

Birch Knoll Condominium Association

Enforcement Language

Adopted by the Board of Directors of the Birch Knoll Condominium Association on November 18, 2002.

Process for Reporting Violations

The association manager shall perform a periodic drive through the association noting any violations of the CC&Rs and/or House Rules. In addition, any owner may report a perceived violation to the association manager or to a board member.

Violations

In the event that an owner is out of compliance with the CC&Rs and / or House Rules of the association, the following actions will be taken at the discretion of the Board of Directors.

1. The owner will be sent a letter stating the violation with a request that the issue be resolved.
2. If the violation is uncorrected after (10) days, a Notice of Violation will be sent via certified mail to the violating owner.
3. If the issue is not resolved within 30 days from the date of the Notice of Violation being received, the owner will be asked to attend a hearing.
4. If the owner fails to attend the hearing in front of the board or a solution is not reached, a Notice of Assessment may then be sent via certified mail to the violating owner, assessing that owner a \$100.00 fine.

A fine of \$100.00 per violation of the CC&Rs and/or House Rules of the association may be levied against the owner at the discretion of the board. Failure to pay this fine or correct the violation within 30 days will result in a second fine of \$100.00 and will continue every 30 days until the issue is resolved. Any additional costs to management or legal fees will be the responsibility of the owner as well.