

SHADOW RUN HOMEOWNERS' ASSOCIATION, INC.

DEED RESTRICTIONS ENFORCEMENT POLICY

1. Upon **the 2nd consecutive weekly** observation of a Deed Restriction violation, or upon notification and verification, Management will forward a written first notice of violation to the owner. **Said consecutive weekly observations will be a minimum of 5 days apart.**
2. The notice of violation will indicate the nature of the violation and reference the applicable article of the Declaration. Also, the offending owner will be afforded the right within seven (7) days of the receipt of the notice of violation, to request in writing a hearing before the Board of Directors and such right shall be noted in the letter of violation.
3. Failure of an owner to correct a violation within fifteen (15) days of the first violation notice or a recurrence of the same violation will result in a second notice demanding compliance within fifteen (15) days.
4. An owner's failure to correct a violation following a second notice will result in the issuance of a final demand to correct within fifteen (15) days or the matter will be referred to the Association Attorney. The owner in violation will be reminded that referral to legal action may result in the owner being responsible for substantial legal fees.
5. Failure to respond to a final demand will result in the matter being referred to the Attorney upon Board approval. The Attorney will issue a ten (10) day demand letter both regular and certified mail. Management will inform the President that such action has been taken on a particular account.
6. Should the owner fail to respond to the attorney demand, the Board of Directors will be notified and will determine if a Petition for Mediation will be filed.