

**BELLERIVE AT FOX HOLLOW HOMEOWNERS ASSOCIATION, INC
VIOLATION POLICY**

Pursuant to the Association's Governing Documents and Florida Statute Section 720.305, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for Bellerive at Fox Hollow Homeowners Association, Inc.

1. A "violation" refers to any action or condition within the community and on the common area that violates any covenant, rule or policy contained within the Association's Declaration, Bylaws, Rules & Regulations or Board Policies (collectively, the "governing documents"). A copy of the governing documents can be obtained from Management & Associates, 720 Brooker Creek Blvd., #206, Oldsmar, FL 34677 or via e-mail: nlucas@mgmt-assoc.com.

2. Violation Procedure:
 - (a) A violation may be identified by Association Board Members or residents – and must be promptly reported to the Association via e-mail: nlucas@mgmt-assoc.com.
 - (b) Upon identifying a violation, the Association will provide notice of the violation by mail to the owner and/or tenant (1st Notice) and afford the owner or tenant a reasonable time to cure the violation. The 1st Notice is a courtesy notice and will document the violation, identifying the specific rule that has been violated, and will indicate how the violation may be corrected.
 - (c) If the violation is not cured within the timeframe specified by the Association, the owner and/or tenant will receive a Final Violation Notice letter indicating that if the violation is not cured within the timeframe specified therein, the matter will be referred to the Association's attorney for litigation.
 - (d) If the violation is not cured within the timeframe provided in the Final Notice, the matter will be referred to the Association's attorney to provide a pre-suit mediation offer. If the owner declines mediation, or if mediation is unsuccessful, the matter may proceed to litigation upon approval of a majority of the Board.
 - (e) Depending on the nature and severity of the violation, the Board reserves the right to escalate a matter to attorney status at any time.

3. In addition to the above remedies, for all Lot maintenance violations, the Board reserves the right to invoke the authority contained in Section 3.07 and Section 5.02(b) of the Declaration to enter upon the Lot and correct the violation and charge the cost of same to the Owner's Account, and any unpaid charges shall become a lien upon said Lot, unless paid and shall be enforced in the manner provided in Florida Law, including foreclosure.

4. This violation policy supersedes any previous violation policy both past and present.

The above violation policy and timeframes are intended to be a guideline and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on this 10 day of August, 2021.

Signed:  Title: President

Print Name: BILL ENSLEY