

Dalton Woods Homeowners' Association of Ocala, Inc.

SUBJECT: Covenants Violations Policy

1. PURPOSE. To establish the Dalton Woods Home Owners' Association Covenants Violations Policy

2. POLICY.

a. The Community Manager (Manager) is responsible for identification of violations of the following Sections of the Declaration of Covenants and Restrictions for Dalton Woods, Article II:

- Section 2. Residential Use Only
- Section 5. No Temporary or Accessory Structures
- Section 6. Livestock and Animal Restrictions,
- Section 7. Restriction on Activity
- Section 8. Restrictions on Walls, Fences or Hedges
- Section 9. Garages
- Section 10. Insect and Fire Control and Trash Removal
- Section 11. Clothes Lines
- Section 13. Exterior Paint
- Section 14. Signs
- Section 15. Exterior Maintenance
- Section 16. Allowable Trim and Decoration
- Section 17. Window Tinting,
- Section 18. Unit Air Conditioners
- Section 20. Tree Removal Restrictions
- Section 21. Vehicles
- Section 23. Recreational Equipment
- Section 24. Grassed Areas and Yards
- Section 25. Vacant Lots
- Section 26. Pools
- Section 28. Storage
- Section 29. Household Garbage and Yard Trash
- Section 30. Containers and Fuel Tanks
- Section 31. Gardens and Prohibited Plants
- Section 32. Lighting
- Section 34. Mail Boxes

Policy adopted by the Dalton Woods Homeowners' Association Board of Directors
Dated 3-11-2015

SUBJECT: Covenants Violations Policy (Continued)

- b. The Community Association Manager (CAM) will do weekly checks of the community. Upon review and determination of a violation (may also be called in and reported by neighbors with documentation as to events but must be verified by the manager), the manager will send a “friendly reminder”.
- c. The reminder will notify the owner of the issue and provide the section of the document that is violated. The reminder will contain a specific action that is required by the member to come into compliance, or ask that the owner contact the CAM to offer any mitigating circumstances. The reminder will provide a specific time frame for compliance as shown in the Table I below.
- d. If at the end of the compliance period any violation that has not been fully corrected, the CAM will send a Second Notice of Violation. This notice will also document the continuing violation and will specify the time frame to correct as shown in the Table I below.
- e. If after the specified time frame of the Second Notice the violation still remains a “Fine Notice” will be sent to the owner with a 14 days’ notice to the owner with an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, or directors. If the committee, by majority vote, does not approve a the fine, it may not be imposed. If the association imposes the fine, a written notice of such fine will be delivered by mail to the owner and, if applicable, to any tenant of the owner.
- f. With approval of the Board, the CAM will forward the violation to the Association Attorney for action. Once forwarded all contact with the owner will be directed to the Attorney. If the failure to comply continues, the attorney will seek whatever legal remedies are available to the Association including Injunctive Relief. Prior to filing of any legal action, the Association would be required to apply for pre-suit mediation that would be in compliance with the requirements of Florida Statute 720 [FS 720.311(2)(a) Dispute Resolution].
- g. The Manager will provide the Board a weekly report of violation status. The report will show new violation notices sent since the last report as well as the status of all other violations that still require corrective action.

SUBJECT: Covenants Violations Policy (Continued)

Table I - Violation Notice Time Frame

Section Description	1st Notice	2nd Notice	Fine Notice
Section 2. Residential Use Only	14	14	14
Section 5. No Temporary or Accessory Structures	14	14	14
Section 6. Livestock and Animal Restrictions,	14	7	14
Section 14. Restriction on Activity	14	7	14
Section 8. Restrictions on Walls, Fences or Hedges	14	7	14
Section 9. Garages	14	7	14
Section 10. Insect and Fire Control and Trash Removal	14	7	14
Section 11. Clothes Lines	14	7	14
Section 13. Exterior Paint	14	7	14
Section 14. Signs	14	7	14
Section 15. Exterior Maintenance	14	14	14
Section 16. Allowable Trim and Decoration	14	7	14
Section 114. Window Tinting,	14	7	14
Section 18. Unit Air Conditioners	14	7	14
Section 20. Tree Removal.	14	7	14
Section 21. Vehicles	7	7	14
Section 23. Recreational Equipment	14	7	14
Section 24. Grassed Areas and Yards	14	7	14
Section 25. Vacant Lots	14	7	14
Section 26. Pools	14	7	14
Section 28. Storage	14	7	14
Section 29. Household Garbage and Yard Trash	7	7	14
Section 30. Containers and Fuel Tanks	7	7	14
Section 31. Gardens and Prohibited Plants	14	7	14
Section 32. Lighting	7	7	14
Section 34. Mail Boxes	14	14	14

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WEEKLY CAM INSPECTION CHECKLIST

House Painting	Change color without ARB approval
RV'S, Boat Trailers, Utility Trailers	Not parked behind an ARB approved fence.
Activities	Loud Music from vehicle or owners residence or barking dog(s)
Signs	Only one For Sale Sign or Political Candidate sign (3 weeks before election) No other signs
Yards	Grass dead, weeds, mowing required, Sod other than St Augustine
Exterior of House or Shed	Mold/Mildew on walls, Fascia or soffit
Roof	Mold or mildew
Driveway/Sidewalk	Mold/mildew or painting without ARB Approval
Christmas Decorations	Decorations still up 3 weeks after New Years
Tree Removal	Living tree(s) larger than 8 inches in diameter removed without ARB approval
Vehicles	No overnight street parking, non-operational or parked on grass
Recreational Equipment	Basketball pole adjacent to driveway allowed. All other in rear yard including skate board ramps.
Mulch	Only Pine Bark or cypress , NO stone mulch
Storage	Items stored on Lot outside Dwelling Unit
Trash Collection	Waste Pro only approved Vendor
Trash Containers	Stored out of view from street
Exterior Lighting	Operated to avoid disturbing neighbors
Mail Boxes	Missing parts, incorrect parts, paint faded, mail box leaning, plants around base of box, ornaments hanging on box other than Christmas decorations
ARB Approvals	Starting work requiring ARB approval prior to receiving ARB approval
Landscaping	Major changes without ARB approval

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