

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

SUBJECT: Covenants Violations Policy (Continued)

- b. The Manager will do a minimum of 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 manager 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 , the violation has not been fully corrected, the Manager 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 and no call has come from the owner to offer mitigating circumstances that are acceptable, the manager will send the Final Notice of Violation. This notice will indicate that unless the violation is cured within seven (7) days, the Association will forward this issue to the Association’s legal Counsel to begin compliance enforcement.
- f. With approval of the Board, the Manager 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 bi-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	Final Notice
Section 2. Residential Use Only	30	14	7
Section 5. No Temporary or Accessory Structures	30	14	7
Section 6. Livestock and Animal Restrictions,	14	14	7
Section 7. Restriction on Activity	14	14	7
Section 8. Restrictions on Walls, Fences or Hedges	30	14	7
Section 9. Garages	30	14	7
Section 10. Insect and Fire Control and Trash Removal	14	14	7
Section 11. Clothes Lines	14	14	7
Section 13. Exterior Paint	30	14	7
Section 14. Signs	14	14	7
Section 15. Exterior Maintenance	30	14	7
Section 16. Allowable Trim and Decoration	14	14	7
Section 17. Window Tinting,	30	14	7
Section 18. Unit Air Conditioners	14	14	7
Section 20. Tree Removal.	30	14	7
Section 21. Vehicles	14	14	7
Section 23. Recreational Equipment	14	14	7
Section 24. Grassed Areas and Yards	14	14	7
Section 25. Vacant Lots	14	14	7
Section 26. Pools	14	14	7
Section 28. Storage	14	14	7
Section 29. Household Garbage and Yard Trash	7	7	7
Section 30. Containers and Fuel Tanks	14	14	7
Section 31. Gardens and Prohibited Plants	30	14	7
Section 32. Lighting	14	14	7
Section 34. Mail Boxes	30	30	7

Policy adopted by the Dalton Woods Homeowners' Association Board of Directors
Dated APRIL 3, 2008