



ENFORCEMENT PROCEDURES– Amended 08/24/2011

(as allowed by Article X, Section 12 of the Declaration of Restrictions,
Covenants and Conditions of Arbor Mill Plantation)

Construction Issues (includes residential structures, fences, accessory buildings, pools, and all other property modifications):

- 1) All new construction and property modifications must be approved in writing by the Architectural Control Committee (ACC). All submissions will be reviewed and notice provided in writing to the member of their decision. Upon approval of, member can begin construction. Upon approval of property modification, construction can continue.
- 2) All members beginning projects without prior approval will be notified in writing to stop immediately and provide a Property Modification submission to the ACC. Failure to request and receive approval for construction (new or property improvement) prior to beginning construction will result in a fine of \$100.00 a day, continuing until approval is given. The ACC will also pursue legal means to remove any completed construction to date. Upon approval of property modification, construction can continue.
- 3) Should a member submit a Property Modification in response to a violation letter, the start and completion dates must be adhered to if approval is given. Failure to adhere to approved start and completion dates will result in fines being implemented.

Mowing, Weeding, General Appearance Issues

This issue is clearly defined in the restrictions in Article VII, Section ee which states, “Each Lot owner shall mow and maintain the landscaping and vegetation on his/her Lot in such a manner as to control weeds, grass and/or other unsightly growth at all times. If after ten (10) days prior written notice and owner shall fail to (i) control weeds, grass and/or other unsightly growth; (ii) remove trash, rubble, building and construction debris; or (iii) exercise reasonable care or conduct to prevent or remedy an unclean, untidy or unsightly condition, then the Association shall have the easement, authority and right to go onto said Lot for the purpose of mowing and cleaning said Lot on each respective occasion of such mowing or cleaning. The assessments together with such interest thereon and costs of collection thereof, shall be a charge on the land and shall be a continuing lien upon each Lot against which each such assessment is made...”

Any property with a violation consisting of any of the items shown above will receive an initial notice requesting the violation be rectified by the owner within a stated timeframe. If the issue is not rectified within the specified timeframe, a certified letter stating the intent of the HOA to rectify the problem within 10 days will be mailed to the owners. This notice will state the cost of the fine and the amount to be billed to the owner if the work is performed by an outside party in order to bring the property into compliance. If the owner does not complete the required actions to bring the property into compliance or contact the HOA prior to the deadline, the HOA will enter the property and rectify the problem, charging the owner for all costs plus fines equaling \$100 per week while the violation remains.

All Other Violations

- 1) Owner will be notified of the violation by USPS with instructions for bringing the issue into compliance being given. The HOA's contact information will be provided in the letter.
- 2) If no response is received within the timeframe provide, a certified letter allowing the Owner to respond within a specified timeframe of receipt of the letter will be mailed.
- 3) If no response is received after receipt of the certified letter, a fine of \$100 a week will commence without further notice.