

The Preserve at Wildwood Association

Violation Procedure

Article IX USE OF PROPERTY, Section 9.3 (b) Violation. Upon violation of any of the rules or regulations adopted as herein provided, or upon violation of any of the provisions of this Declaration by an Owner, or his family, tenants, or guests, the Association may levy fines as determined by the Board of Directors. To enforce the rules and regulations and the provisions of this Declaration, the Association may bring an action for specific performance, declaratory decree or injunction, and the successful prevailing party may recover its costs and attorneys' fees in such suit.

- **First Notice / Email Friendly Reminder from Management** -Photo and an action to resolve sent to the homeowner asking that the homeowner resolve the violation or contact with a plan of action within 15 days.
- **1st Step- Official Notice from Management**-Violation letter stating that homeowner has 15 days to correct or communicate with the Board or Management with a plan of action or this matter will be handed over to the Association's Attorney for Noncompliance.
- **2nd Step- Official Notice from Attorney (Initial Violation Request)**- Violation letter for noncompliance sent directly from Attorney. **Cost - \$75 plus cost of postage.**
- **3rd Step-Official Notice from Attorney (Presuit Mediation Demand)**-Attorney's final step before a lawsuit can be filed. **Cost-\$100 plus cost of postage.** 20 Day response time. Homeowner must reach out to the attorney with a plan of action.
- **4th Step- Official Notice from Attorney (Litigation Request)**- Attorney files with the Court System for Litigation action. **Could result in a Legal injunction from the court systems.**

**Owners are responsible for contacting Management to inform them that their violation(s) has/have been resolved or needing additional time to correct.*