

AMENDMENT 4

EXHIBIT B

**DECLARATION ENFORCEMENT POLICY
(6.17.14-Final v3)**

FAIRHILLS OF CANTERFIELD HOMEOWNERS ASSOCIATION

DECLARATION ENFORCEMENT POLICY

ADOPTED JUNE 17, 2014

A. CONDITIONS OF ISSUING A VIOLATION NOTICE.

If someone is believed to be in violation of any of the provisions of the Declaration, an owner, the Architectural Review Committee, or the Board of Directors, must submit a signed written complaint to the management company.

B. FEES AND COSTS.

Any violations will result in the following fees, plus any other expenses incurred by the Association because of the violation. All fees and expenses will be charged to the assessment account of the homeowner in violation and shall be placed as a lien on the owner's property if not paid.

1. **FIRST NOTICE** – No charge will be associated with this notice provided the violation is remedied within (15) fifteen days or the Board of Directors receives written notice of a target remedy completion date. There will be a re-inspection after the remedy date. If the violation is not remedied within 15 days of the remedy date following the FIRST NOTICE, then,
2. **SECOND NOTICE - \$50.00.** This charge will be associated with this notice provided the violation is remedied within (15) fifteen days or the Board of Directors receives written notice of a target remedy completion date. There will be a re-inspection after the remedy date. If the violation is not remedied within 15 days of the remedy date following the SECOND NOTICE, then,
3. **THIRD NOTICE - \$75.00.** This charge will be associated with this notice provided the violation is remedied within (15) fifteen days or the Board of Directors receives written notice of a target remedy completion date. There will be a re-inspection after the remedy date. If the violation is not remedied within 15 days of the remedy date following the THIRD NOTICE then,
4. **EACH SUBSEQUENT NOTICE - \$100.00.** This charge will be associated with this notice provided the violation is remedied within (15) fifteen days or the Board of Directors receives written notice of a target remedy completion date. There will be a re-inspection after the remedy date. If the violation is not remedied within 15

days of the remedy date following this SUBSEQUENT NOTICE then additional SUBSEQUENT NOTICES will continue to be issued with associated fees until such fees are paid. All fees and expenses will be charged to the assessment account of the homeowner in violation and shall be placed as a lien on the owner's property if not paid.

C. VIOLATION NOTICE RETENTION.

1. Each violation will be retained in the owner's file of a period of one year.
2. Any other like violations issued within this period are subject to the listed table of fees.
3. If Corrective measures are taken and no other like violations are issued within a (1) year period, any previous violation(s) will not be considered as a subsequent violation.

D. RIGHT TO REQUEST A HEARING.

1. The homeowner charged with any violation will be given written notice of the violation. Within (14) fourteen days following the date of the violation letter, the homeowner may send a written request for a hearing to the property management company. In the event that a hearing is not requested and received by the property management company within (14) fourteen days following the date of the violation letter, no hearing will be conducted and the validity of the violation shall be deemed as admitted by the homeowner.
2. In the event that a hearing is requested, the homeowner shall be notified in writing of the time and place where the Board of Directors or its duly authorized Committee will conduct a hearing to review the violation. The homeowner and all interested parties have the opportunity to attend and be heard at the hearing. All hearings shall proceed with or without the presence of the homeowner. Following deliberation, the findings of the hearing shall be sent to the homeowner in writing. There will be no further right to a hearing before the Association regarding the violation.
3. In the event of any finding that a violation or any part thereof is valid, the homeowner shall be informed of the fine in accordance with the provisions of Paragraph B above.
4. The Association reserves the right to pursue any and all legal and equitable remedies to compel enforcement or collection. The homeowner shall be liable for any and all expenses, costs, and attorney's fees to compel enforcement or collection.

22