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COVENANT ENFORCEMENT POLICY

In the event that the HONEY CREEK AT BAILEY RANCH Property Owners Association (HC @ BR POA) Board of Directors (Directors) are made aware of a covenant violation either by a HONEY CREEK AT BAILEY RANCH Property Owner or on their own accord, the Directors shall:

1. Investigate the reported covenant violation to determine if it is factual and if in their determination it is a covenant violation then,
2. Notify the alleged violator in writing of the covenant violation including a date that the violation must be corrected through the following letters

Letter 1: *Reminder letter of Restrictive Covenants and Fining Policy; Identify violation; Open door to communicate to the Directors.*

Letter 2: *Thirty (30) days after letter 1; Last warning before fines will be assessed; Second reminder of Restrictive Covenants and Fining Policy; Identify violation again; Open door to communicate to the Directors. If a covenant violation reoccurs, the Directors may begin the covenant violation process again at letter 2. and,*

3. If the covenant violation is not corrected by the date specified or,
4. The Directors may grant an extension to correct the covenant violation upon a written request by the violating property owner and,
5. If the covenant violation is not corrected by the date specified in (2), (3) or (4) above the Directors are authorized to levy fines in the amount of \$50.00 (fifty dollars) per covenant violation against lot owners who fail to permanently rectify a covenant violation. The fines levied herein may accrue monthly until covenant violation is rectified.

Letter 3: *Thirty (30) days after letter 2; Fines begin accruing monthly; Invoicing will begin; Open door to communicate to the Directors.*

6. The HONEY CREEK AT BAILEY RANCH Property Owners Association reserves the right to use all available resources to recover these fines and their associated filing fees and interest including but not limited to property liens or other legal remedies. **Recovery Process:** *Ninety (90) days after letter 3 and/or fine(s) remain unpaid, the HC @ BR POA will begin a process to recover the fines in addition to their associated filing fees and interest charges.*

If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or secure damages or other dues for such violation.