

**Oakridge Home Owners Association
Covenant, Bylaw and Architectural Design Violation Policy**

The following policy is in accordance with the Declaration of Covenants, Conditions and Restrictions for OakRidge Mountain Community (“Covenants”) and this policy supplements such Covenants.

Property values are maintained and elevated when neighborhoods comply with the rules and regulations set by the Association members and the Board. This preserves the aesthetic value of our neighborhood, as well as maintaining a healthy and abundant living environment. We hope that all will recognize the good intentions and comply without due process.

If you are in violation of any covenant, bylaw or architectural design, you will receive a courtesy notice of violation in the mail. If you correct the violation within the time noted in your Notice of Violation letter, the issue will be considered resolved.

If you fail to correct the violation within the time allowed, you will receive a final Notice of Violation letter setting forth in reasonable detail the nature of such violation and the specific action or actions needed to be taken to remedy such violation. If you fail to take reasonable steps to remedy such violation within thirty (30) days after the date of mailing of the final Notice of Violation letter, then you will receive a notice of a fine. The schedule of fines is as follows:

First violation:	\$100
Second similar violation:	\$250
Third similar violation:	\$500
Fourth and subsequent similar violation:	\$1,000

If you dispute the violation and / or fine, you will have fourteen (14) days from the mailing of the final Notice of Violation letter to request a hearing. If you fail to do so, your right to dispute the fine will be deemed waived and the fine final. If you request a hearing, the violation and fine will be determined at a hearing of the Board, and the Board’s decision shall be final. Unpaid fines will be sent to an attorney for collection and / or may result in a lien against your Lot. . Said collection will also result in attorney fees and costs being charged to you. To request a hearing, contact the President of the homeowners association.

Nothing herein shall be deemed to affect or limit the right of the Association to enforce the Right of Abatement as outlined in Article 13 of the Covenants or to assess you with additional fees and expenses associated with enforcing the Right of Abatement.

The Right of Abatement means the right of the Association, through its agents, to enter at all reasonable times upon any Lot or structure thereon, as to which a violation, breach or other condition to be remedied exists, and to take the actions specified in the notice to the owner to abate, extinguish, remove, or repair such violation, breach or other condition which may exist contrary to the provisions hereof, without being deemed to have committed a trespass or wrongful act solely by reason of such entry and such actions.

The failure of the Board to enforce any provision of the Covenants or Bylaws, and other such related rules and policies shall not be deemed a waiver of the right of the Board to do so thereafter.