

Violation of Covenants Policy
for
Whitmore Oaks Owners Association, Inc.

Based upon the current property inspections, which is bi-monthly, the following will be the procedure for the property manager to follow:

1) When a violation is found, a written first notice along with a picture of the violation will be mailed to the homeowner.

2) Upon the next visit, if the violation has not been corrected, a written second notice will be mailed to the homeowner.

3) Should the homeowner not cure the violation upon the third visit to the property the homeowner will be sent a final notice. This notice shall inform the homeowner that should the violation not be cured within 14 days the matter will be sent to the attorney for action.

4. If during the fourth inspection of the property it is found the homeowner has not cured the violation the file will be sent to the attorney.

The above policy gives the homeowner approximately 60 days to cure a violation. Discretion shall be used by the property manager in enforcing this policy based upon communication with the homeowner requesting an extended time to cure and/or effort made to correct the violation.

This policy was approved by the Board of Directors of Whitmore Oaks Owners Association, Inc. at a duly called Board Meeting held on September 20, 2018.