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Williamson Place Resident:

The Williamson Place Property Owners Association Board has been slowly working to bring the neighborhood into compliance with the covenants. As part of this process, we wanted to bring awareness to the new policy and procedures document we will be using as our basis for the Fine Structure for those that continue to stay out of compliance of the covenants.

If you have any questions or concerns regarding the new fine structure, the Board can be contacted at: williamsonplacepoa@gmail.com

Sincerely,

Williamson Place POA Board

As outlined in section 4.b. - Basis and Amount of Assessments:

- (1) The regular and special group assessments shall be determined by the Board in such amounts and on such payment terms as the Board in its sole discretion deems appropriate. The assessments shall apply to all Lots, except those owned by the Developer.
- (2) The special individual assessments shall be determined by the Board in such amounts and on such payment terms as the Board in its sole discretion deems appropriate.
- (3) The board shall give notice to all members at least thirty (30) days in advance of the date that any special group or special individual assessment is due. The Board may prescribe from time to time that the regular assessments are to be collected on an annual semi-annual quarterly or monthly basis and the Board shall prescribe the appropriate due dates. All regular assessments shall be collected in advance. The due date or dates if it is to be paid and installments of any special group or special individual assessment shall be fixed in the resolution authorizing such assessment.

Covenant Violation Enforcement Resolution
for the Williamson Place Property Owners Association

Pursuant to the Bylaws of the Williamson Place Property Owners Association (referred to as “Association”) and the Declaration of Protective Covenants, the Board of the Association consent to the adoption of the following resolution:

Violation Enforcement Policy

WHEREAS:

The Board of Directors is empowered to enforce the covenants, conditions and restrictions of the Covenants, Bylaws and any rules and regulations of the Association.

It is the Board’s duty to use its best efforts to assure that said enforcement occurs BE RESOLVED THAT:

1. The Board of Directors hereby adopts this Violation Enforcement Policy to establish equitable policies for the Association in compliance with the 4.b section of the covenants. To the extent any provision within this policy is in conflict with any other applicable law, such provision shall be modified to comply with the applicable law.
2. All rules of the Association shall be enforced
3. The Violation Schedule Exhibit 1 (attached) shall be the Association’s policy of enforcement.

EFFECTIVE: 07/01/2023

EXHIBIT 1

Violation Schedule

Payment of fine amount does not imply or constitute a waiver of enforcement or the granting of a variance for the violation. All violations must be corrected and brought into compliance with the Association's Governing Documents. If there is a subsequent violation of a similar rule, the fine amount will impose pursuant to the Fine Structure provision. Failure to pay fines may result in a lien on the Owner's Property. The Owner shall be responsible for any fines and enforcement costs assessed on the Property. If applicable, it is the Owner's responsibility to pursue reimbursement of the fines from the occupant(s) and/or tenant(s). The violation fines are subject to change without further notice and at the discretion of the Board of Directors.

Procedure	Status	Action required
A. Send courtesy notice	1st Report/Sighting	30 days to correct, no fine.
B. Warning Letter	2nd Report/Sighting Not repaired/No extension request	30 days to correct, no fine.
C. Send thirty day (30) notice (certified mail)	3rd Report/Sighting Not repaired/No extension request	Warning of a \$25 fine-30 days to cure
D. Send notice (certified mail)	4th Report/Sighting Not repaired/No extension request	\$25.00 fine is applied to owner's account. Warning of another \$25 fine every 90 days of non-compliance
E. Final Statutory Notice: Notice of turnover to Attorney (sent certified mail).	Pending Legal — No action has been taken to cure, the previous step will continue until it is escalated to legal.	The Board will review violation history and vote to send to an Attorney for compliance.