

RIVER VIEW

SANTEE

VIOLATION POLICY

1. If an Owner alleges that another Person is violating the Governing Documents, the complaining Owner first must file a complaint with the Board in accordance with the Bylaws
2. Notice shall be sent to the homeowner advising the nature of the violation, the portion of the governing documents pertaining to such violation, and a time limit to rectify the violation.
3. Homeowners failing to comply with the request to rectify the violation shall be sent a Notice of Hearing. Such Notice shall be postmarked at least fifteen (15) days prior to the scheduled hearing, and will allow said homeowner an opportunity to meet with the Board to discuss the violation in open session, unless requested by the owner to be held in executive session.
4. If the violation is sanctioned at the Hearing, the Board of Directors may take one or more of the following actions:
 - A. Levy a Compliance Assessment in the amount of \$100.00 (or other amount if specifically set forth herein or in the Declaration of Covenants, Conditions & Restrictions).
 - B. Suspend or condition the Member's right to use any recreational facilities owned, operated or maintained by the Association.
5. If the violation persists following the above listed corrective action, the Board of Directors may proceed further by increasing the Compliance Assessment. If the Board opts to assess the above noted \$100.00 to an account for which the violation persists, another \$150.00 may be assessed the following month. If the violation again persists, another \$200.00 may be assessed. With respect to violations for which the governing documents set forth a specific Compliance Assessment, there shall be no specific increase for subsequent violations.
6. If the violation continues after the third Compliance Assessment has been assessed, the Board may take legal action, including small claims action on behalf of the Association to recover said monies, or take other proper action for relief.

The Board of Directors reserves the right to contact an attorney at any point during the violation process, regardless of what other steps have or have not been taken.

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