

Hollands Crossing Covenant Enforcement Process

The HCHOA is charged under the Associations governing documents to protect neighborhood property values by ensuring the Covenants are applied uniformly, consistently and fairly. The Associations Covenant Enforcement Process is a multi-stage process to ensure NC Statute compliance and correction of infractions in a timely manner. The stages are as follows:

- I. ***DISCOVERY*** – This stage is where the violation is “discovered”, and reported to management, usually by one of the following means:
 - a. Report by a neighboring homeowner. This will require verification by management
 - b. Report by a Board member
 - c. Discovery by manager during routine inspections

- II. ***NOTIFICATION*** – At this stage the violator is notified **IN WRITING** that he is in violation of the Covenants or Rules or Polices, with specific details and is asked to correct the violation. A timetable (deadline) for correction is given. The timetable will depend on a set of specific categories as detailed below.

- III. ***SECOND NOTIFICATION*** – At this stage a second letter is sent out because the first deadline was not met. A hearing is scheduled and the violator is encouraged to attend. A detail of consequences is listed (amount of possible fine, and the fine beginning date, loss of privileges, etc.) The hearing will be held by the Board and will be at a time that is mutually agreeable by the Board and violator, as much as possible.

- IV. HEARING** – The scheduled hearing is held, with or without the violator. At this time the violator may have ample opportunity to present his case as to why he should not be fined or otherwise “punished”. The decision of the Board for such violation will be notified in writing.
- V. FINES** – If fines are to be applied, they will be billed to the violator’s (homeowner’s) account and he will receive a bill monthly. From then on his account will be treated like any other delinquent account, until paid in full.

CATEGORIES

I – MINOR : non- building issues such as landscaping (lawn, weeds, etc.), junk cars or other parking issues, noise, pet issues (barking dogs, etc). These need a quick turn around and a short time between notifications with a fine per day of \$10-\$25 or up to \$100, if warranted.

II – MAJOR : all building issues – painting without approval, houses needing washing or painting, fences, decks, storage sheds or any other structural items. This category of fines is up to \$100 per day for a blatant violation but normally \$25-\$50 for most violations.

The Architectural Standards and Control Specifications for Holland's Crossing states:

It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall aesthetics of the Community. Following is a sample list of some areas that should be reviewed on a regular basis to insure that your home is in good repair and in compliance with the regulations, for example:

- A. Shrubby, Trees and Lawns**
- B. Driveways and Sidewalks**
- C. Decks**
- D. Fences**
- E. Play Equipment**
- F. Roofing**
- G. Wood**
- H. Paint and Stain**
- I. Garbage Can Storage**
- J. Parking (Boats, Trailers, Campers, etc.)**

Inspections of properties will begin in April following item I above, Discovery Stage. Any homeowner not in compliance will be notified of the problem per item II –Notification Stage above. Your cooperation and understanding will ensure Hollands Crossing Homeowners Association is the “Peak Association in Apex”.