

TREYMOORE PROPERTY OWNERS ASSOCIATION, INC.
USE RESTRICTIONS AND RULES ENFORCEMENT GUIDELINES

The enforcement power of the Association is set forth within the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Treymore Homeowner Association (“THOA”). The Board of Directors will follow the procedures outlined in this Use Restrictions and Rules Enforcement Guideline regarding enforcement of the guidelines, rules and restrictions set forth.

In 2019 Treymore amended the Declarations to adopt the Georgia Property Owners Association Act (POA). The POA is a Georgia law crafted specifically for homeowner associations to provide greater assessment collection and enforcement powers against delinquent or violating owners.

In accordance with the powers granted to the Board of Directors (the “Board”), in the Governing Documents, the Board has decided to adopt the following enforcement procedures to help ensure compliance with our Covenants and Guidelines and to promote a steady growth of property values throughout the Community.

These Guidelines in no way restrict or limit the THOA from taking other enforcement actions authorized by the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Treymore.

1. Upon receiving any notice of a violation of the Covenants or Community Standards, the Property Manager shall send the Homeowner written notice of the violation (the “First Violation Notice”). The First Violation Notice shall be in the form attached hereto as Exhibit A. The purpose of this letter is to notify the Homeowner of the violation and the steps that the Homeowner must take to correct the violation. The First Notice shall include a grace period of thirty (30) days for the Homeowner to comply. A copy of this letter will be provided to the Board and kept in the Homeowners’ file.
2. Should the Homeowner fail to correct the violation within the grace period provided by the First Violation Notice, the Property Manager shall send the Homeowner a second letter advising the Homeowner of the continuing violation (2nd Violation Notice). The Second Violation Notice shall be in the form attached hereto as Exhibit B. This letter shall advise the Homeowner of the violation and the steps that the Homeowner must take to correct the violation. Further, the Second Violation Notice shall advise the Homeowner that if the violation continues after an additional grace period of fifteen (15) days, the Homeowner is subject to a fine and any costs, including attorney fees, incurred by the Association to bring the Property into compliance. A copy of this letter will be provided to the Board and also kept in the Homeowners file.
3. Should the Homeowner still fail to correct the violation within the additional grace period provided by the Second Violation Letter, the Property Manager shall immediately notify the Board of the continuing violation. The Board shall determine the imposition of any fines. If the Board approves a fine, the Property Manager shall send the Homeowner a

Notice of Fine, in the form attached hereto as Exhibit C advising the Homeowner of the following:

- a. The Homeowner's Property is in continued violation of the Covenants and/or Community Standards. Two written Notices, as described above, were served to the Homeowner by first class mail to the Property address (or mailing address on file, if different). Those Notices provided the Homeowner with an ample opportunity to bring their property into compliance. The Homeowner has failed to correct the violation.
 - b. The Board has determined that a fine is appropriate in a specified amount. The Board will impose the fine on a date, which must be not less than fifteen days (15) from the date of the Fine Notice letter.
 - c. The Homeowner has a right to due process. The Homeowner may request a hearing before the Board. The Homeowner must exercise their right to a hearing within ten (10) days from the date of the Fine Notice. Failure to exercise this right constitutes a waiver thereof.
 - d. The Fine Notice will identify the following information:
 - i. The nature of the violation and the steps needed to return the Property to compliance.
 - ii. The amount of the fine.
 - iii. The name, address and telephone number of a person to contact to challenge the fine; and
 - iv. The violator at a hearing may produce any statements, evidence and witnesses.
 - e. Should a hearing be requested, it shall be held before the Board in executive session, and the Homeowner shall be given a reasonable opportunity to be heard. The minutes of the meeting shall contain a written statement of the results of the hearing. No fine shall be imposed prior to the completion of such hearing.
4. The fine for any continuing violation shall be \$25.00 per day.