

**Monetary Penalties for Noncompliance**  
**With the Tatum Ranch Governing Documents**  
**Rev. 2018**

- I. **Violation Notification Process:** (This process may vary dependent on the nature of the violation.)
1. When violation is noted a Courtesy Notice will be sent for the noted violations. The days to correct the issue may vary dependent on the nature of the violation. (Major Violation, see below).
  2. If corrective action is not taken, a Violation Notice (14 days to correct) will be sent.
  3. If homeowner contact is made with the Association prior to the imposition of monetary penalty, variation to the above process may be considered when circumstances so warrant.
  4. If corrective action is not taken within the fourteen (14) day period, or homeowner contact not received a Violation Monetary Penalty Letter will be sent. This letter will stipulate the monetary penalty (fine) to be assessed. The homeowner has the opportunity to be heard by the Board of Directors by submitting an appeal on the Tatum Ranch Monetary Penalty Decision Form. Must be sent via certified mail. Monetary Penalty Violation must be corrected within the 21 days or appeal form received in the office in the 21 day time frame.
  5. Violation letters remain active for one year from issuance. If the same type of violation is noted within the one-year period, enforcement action will continue from the point of the last violation.

II. **Schedule of Monetary Penalties for Same Type of Violation:**

*First letter: Courtesy Notice (day's dependent on the nature of the violation)*

*Second letter: Violation Notice (14 days to comply)*

*Third letter: Violation Monetary Penalty Letter \$50.00\* (21 days to comply)*

*Fourth letter: Violation Monetary Penalty \$100.00\* (21 days to comply)*

*Fifth letter: Violation Monetary Penalty \$150.00\* (21 days to comply)*

*Each letter thereafter is \$150.00\* (21 days to comply) until the violation is corrected or \$900.00 in penalties have been imposed, then the noncompliance issue is turned over to the Community Manager and/or community association attorney.*

III. **Major Violation:**

If a violation is considered a major violation by the Board of Directors and the homeowner does not take immediate action, the owner may be assessed up to \$200.00\* per day.

- IV. The Association may record a **Judgment** against a lot-owner for unpaid monetary penalties.\*

- V. For all violations, if corrective action is not taken by the homeowner after monetary penalties are imposed, the Board of Directors or their designee may refer further enforcement action to legal counsel at the homeowners cost.

\* *Plus any legal fees and/or collection costs or fees.*