

**Policy Regarding Failure to Adhere to the Community's Current Declaration of Restrictions
Or Failure to Pay HOA Fees in a Timely Manner**

Every homeowner in Arnell Creek wishes to live in a well-maintained community in which everyone gets along in a neighborly fashion. The Arnell Creek HOA Board of Directors shares that vision, and it seeks to conduct its business in a neighborly fashion as well. Every reasonable attempt will be made to resolve issues in a congenial way. However, when that is not possible, the HOA Board has the authority to take legal steps in certain situations:

FAILURE TO ADHERE TO THE COMMUNITY'S CURRENT DECLARATION OF RESTRICTIONS: The HOA Board will notify the property owner of the violation of the restriction(s), by mail, email, or in person. The owner will have thirty (30) days to bring their property into compliance. If the owner fails to do so, the HOA Board has the authority to levy a fine of one hundred dollars (\$100.00) per month against the property owner. The fine will be incurred from the time notice is given to the property owner, until such time as the violation has been corrected, as determined by the HOA Board of Directors. Notice of the fine(s) will initially be mailed to the property owner on a monthly basis. If the amount of fines owed by the property owner exceeds five hundred dollars (\$500.00), the HOA Board may place a lien on the property for the amount due, plus legal filing fees, and any additional fines incurred by the property until such time as the matter is resolved. Subsequent notices will be sent to the property owner on a quarterly basis.

FAILURE TO PAY HOA FEES IN A TIMELY MANNER: The annual HOA fees assessed by the Arnell Creek Homeowners Association cover the period from June 1 of one year through May 31 of the following year. Property owners are expected to pay their fees for the upcoming year by June 1. If the property owner fails to pay their fees within a thirty (30) day grace period, the HOA Board will notify the property owner of their outstanding debt, by mail or email. Written invoices will be mailed on October 1 and January 1 to property owners who are not current with their HOA fees. If the amount of delinquent HOA fees exceeds five hundred dollars (\$500.00), the HOA Board may place a lien on the property for the amount due, plus legal filing fees, until such time as the debt is satisfied.

In addition to fines or liens, the HOA is authorized to suspend the enjoyment rights of any member for any period of time during which any assessment against such Member remains unpaid.

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