

TOHOQUA RESERVE HOMEOWNERS ASSOCIATION, INC.

A Florida Not For Profit Corporation

COVENANT ENFORCEMENT POLICY

- **Initial Documentation of Violation:** The Community Association Manager, or other authorized representative of the Association, observes the violation and documents it. The CAM or authorized representative may take date stamped pictures of the violation where applicable.
- **FIRST NOTIFICATION (from Association):** A letter is sent to the owner from the Association advising that the owner is in violation of the Declaration. The owner will need to remedy or otherwise cure the violation within the time frame stated in the First Notification letter.
- **SECOND NOTIFICATION (from Association):** A second letter is sent to the owner from the Association advising that the owner is in violation of the Declaration. The owner will need to remedy or otherwise cure the violation within the time frame stated in the Second Notification letter or the matter will be forwarded to the Association's attorney for further handling.
- **Matter Forward to Association Attorney:** In the event the violation is not fixed within the time period allotted in the above two notifications, the matter will be forwarded to the Association's attorney. The owner will be advised that he or she has the right to participate in pre-suit mediation. If the matter is not settled at pre-suit mediation, the Association may file a lawsuit and the expense of any litigation to enforce the Declaration may be charged against the owner if the Court ultimately finds in the Association's favor.
- **Right to Fine:** In the event of a violation, the Association shall have the right to levy reasonable fines or suspend the privileges and use rights of the owner or tenant.
 - In the event the Association elects to fine or suspend use rights, the Association shall comply with all statutory requirements regarding establishing a fining/appeal committee pursuant to Section 720.305, *Florida Statutes*, as amended or renumbered from time to time.
- **Election of Remedies and Rights:** This Covenant Enforcement Policy shall further define, and not in any way limit, the Association's available remedies for owner covenant violations under either Florida Statute or Section 20 of the Association's Declaration.

DATE: 7/18/2022

On Behalf of the Board of Directors for
Tohoqua Reserve Homeowners
Association, Inc.