

RIVER WATCH

HOMEOWNERS' ASSOCIATION OF HILLSBOROUGH, INC.

MCNEIL MANAGEMENT HOA VIOLATION AND ENFORCEMENT PROCESS

1. Inspection occurs, if violation(s) observed, first notice sent as appropriate.
2. If violation(s) persist(s) after 30 days, a second notice is sent.
3. If violation(s) persist(s) after 30 more days from 2nd notice, a recurring notice is sent, and the property may be placed on "The Violation Report" **OR** sent additional notices depending on circumstance and/or various factors.
4. Once a property has been placed on "The Violation Report" (#3), the Board of Directors decides whether the violation goes to the attorney.
5. Recurring Notices continue to be sent at routine intervals until compliance is achieved **OR** until the violation is sent to attorney.
6. Upon the Board of Directors voting to send the unit to the attorney, Manager sends a Final Notice granting a final 30 days to comply, along with an affidavit that, if completed and submitted, grants an additional 30 days.

ANY TIME PRIOR TO THIS, IF THE HOMEOWNER COMPLIES, THE PROCESS IS HALTED AND VIOLATIONS ARE CLEARED.

7. If still no compliance after the expiration of the final notice, the matter is forwarded to the attorney who begins the legal process and sends a 20-day demand letter in keeping with FL Statutes.
8. If the violation persists, litigation against the property owner is begun.