

**SOMERSET PATIO HOMES RESIDENTS ASSOCIATION  
BOARD OF DIRECTORS**

**POLICY AND PROCEDURE FOR ENFORCEMENT  
FOR VIOLATIONS OF COVENANTS**

The Board of Directors ("Board") of the Somerset Patio Homes Residents Association, Inc. ("Association") is responsible for enforcing the restrictions set forth in the Covenants, Conditions and Restrictions ("Covenants") of the Association. The Covenants authorize proceedings at law or in equity to enforce the Covenants. Prior to instituting such proceedings, however, the Board has implemented the following procedures to be followed by the Board in enforcing the Covenants:

1. The Board will provide written notice to the unit owner describing the violation and requesting compliance with the Covenants within a reasonable period of time to be determined by the Board.
2. If the violation continues beyond the compliance date determined by the Board, a \$25 fine will be assessed against the unit owner who is in violation of the Covenants. Written notice of assessment of the fine will be provided to the unit owner together with an explanation of the reason for the assessment of the fine.
3. If the violation continues for two weeks beyond the date of the written notice of the \$25 fine, an additional \$50 fine will be assessed against the unit owner who is in violation of the Covenants. Written notice of assessment of this fine will be provided to the unit owner.
4. If the violation continues for 30 days beyond the date of the written notice of the \$50 fine, an additional fine up to \$1,000 may be assessed against the unit owner who is in violation of the Covenants as determined by the Board. Written notice of assessment of this fine will be provided to the unit owner.

5. In the event the unit owner does not comply with the Covenants as requested by the Board within 10 days of the date of the written notice provided for in paragraph 4, the Board may then proceed in law or in equity to recover damages and/or to compel the unit owner's compliance with the Covenants.