

CONTINENTAL VIEW ESTATES HOMEOWNER'S ASSOCIATION
Policy
COVENANT AND RULE ENFORCEMENT

Effective Date: May 15, 2006

The Board of Directors "Board" hereby adopts the following Policy for Covenant and Rule Enforcement.

Reporting Violations. Complaints regarding alleged violations may be reported by an Owner or resident within the community, a group of Owners or residents, Board member(s) or committee member(s) by submission of a written complaint.

Complaints. Complaints by Owners or residents shall be in writing and submitted to the Board of directors. Non-written complaints may or may not be investigated at the discretion of the Association.

Initial Warning. If a violation is found to exist, the President shall contact the Violator explaining the nature of the violation and the action required to abate the violation. The Violator will have no more than 30 days from the date of the initial contact to come into compliance. The Violator and the President shall agree on a mutual date to come into compliance .

Continued Violation After Initial Warning. If the alleged Violator does not come into compliance by the agreed upon date, this will be considered a second violation for which a fine may be imposed following written notice and opportunity for a hearing. The letter shall state that a fine of not to exceed \$50 for each day the violation continues may be imposed pursuant Continental View Estates Covenants, Conditions, and Restrictions, Article V, Section 3. (c). The letter shall further state that the alleged Violator is entitled to a hearing on the merits of the matter provided that such hearing is requested in writing within 10 days of the date on the violation letter.

Notice of Hearing. If a hearing is requested by the alleged Violator, the Board shall serve a written notice of the hearing to all parties involved at least 10 days prior to the hearing date. The notice shall contain a description of the alleged violation, the time and place of the hearing, an invitation to attend the hearing and produce any statement, evidence, or witness on his/her behalf, and the proposed sanction to be imposed.

Hearing. At the beginning of each hearing, the presiding officer, shall introduce the case by describing the alleged violation and the procedure to be followed during the hearing. The presiding officer may impose such other rules of conduct as may be appropriate under the given circumstances. The Board shall base its decision solely on the matters set forth in the Complaint, results of the investigation and such other credible evidence as

may be presented at the hearing. A decision, either a finding for or against the Owner, shall be by a majority of the Board members present at the hearing. The assessment shall be in accordance with Continental View Estates Covenants, Conditions, and Restrictions, Article V.

CONTINENTAL VIEW ESTATES HOMEOWNERS ASSOCIATION

Covenants and/or Rules Alleged Violation

Alleged Violation:

Date and time observed:

Any other pertinent information:

Submitted to the Board of Directors of CVEHOA.

Homeowner Name

Date

Address