

JONATHAN ASSOCIATION ARCHITECTURAL REVIEW VIOLATIONS POLICY

The Board of Directors and the Architectural Review Committee (ARC) are responsible by law for upholding the covenants of the Jonathan Association. In doing so, we seek to maintain an orderly, clean and well-maintained community for all residents. The association seeks to enforce the covenants in a fair and respectful manner. The board seeks to resolve all violations in a timely fashion. Architectural review violations will be enforced equally for all residents throughout all of Jonathan.

First Notice; Letter from Management Company explaining the violation and repercussions for non-compliance. The violation letter will clearly describe the violation including references to the ARC Guideline or covenant that is being violated as well as what actions need to be taken by the homeowner to cure the violation. A copy of this policy will be included to inform the owner of the potential action that may be taken for continued noncompliance. Homeowner has 15 days to correct the violation and notify the property manager to schedule an inspection.

Second Notice; sent at 16 days from the initial violation date; Letter from Management with an additional \$25 fine assessed to the homeowner.

Third Notice; sent at 30 days from the initial violation date; Letter from Management with additional \$100 fine assessed to the homeowner.

Fourth Notice; sent at 60 days from the initial violation date; Letter from Management for noncompliance and a daily fine of \$10.00 accrue until homeowner notifies property manager of compliance and an inspection is completed. When the unpaid account balance reaches the minimum threshold pursuant to the association collection policy further collection activity will occur. These collection expenses will be charged back to the noncompliant homeowner.

Reference: Visit our website for further information on architectural guidelines and covenants; www.jonathaninchaska.com