

The Rivers Bend Golf Club Community Homeowners Association has adopted the following steps for Rules Violations:

Notification of violations will be made via mail to the owner of record reminding or explaining the Rule. In many circumstances this resolves the issue with no further action. The Board has the discretionary authority to take more assertive action. For example, the Board can charge a resident for replacement or repair costs for damages caused by the resident or guest of the resident. In addition, the Board can levy a fine for rules violations.

### 1<sup>st</sup> Violation Notice

If an Owner is found to be in violation of one of the HOA policies or covenants and restrictions, including improvements that have been installed without approval, the Manager will send a notification to the Owner via regular mail. The Violation Notice Letter will include the number of days to comply (depending on the type of violation) and specify further action that the Board will take if the violation is not corrected.

### 2<sup>nd</sup> Violation Notice

If violation is not corrected within specified time:

- A 2<sup>nd</sup> Violation Notice will be mailed to the Owner requesting that the violation be corrected immediately, plus;
- A \$50 fine will be assessed against the Owner and must be paid within 30 days of being added to the Owner's ledger

### 3<sup>rd</sup> Violation Notice

If upon further inspection by Association Manager the violation is still not corrected, a third and final notice will be sent via trackable US Mail (typically, Certified Mail) once again requesting that the violation be corrected immediately, plus;

- A \$100 fine will be assessed and added to the Owner's ledger and must be paid within 30 Days;
- If the fine is for any violation has not been paid within 30 days of being added to the Owners ledger, that fine will be delinquent. Accordingly, the Owner will face the possibility of further legal action, including, but not limited to, lien and /or foreclosure for the same;

### Legal Action

- **Lien** - If the homeowner fails to respond or comply through any of the steps listed above a lien will be filed against the property. The Association also reserves the right to enter the property and correct the violation at the owner's expense.
- **Foreclosure** – If a Owner fails to bring violation into compliance and pay all fees to remove the Lien, the Board may take further action, including, but not limited to, Foreclosure.
- **Injunctive Relief**- the Associations attorney may sue the Owner seeking a court order requiring the Owner to stop the violations.
- **All legal costs and attorney fees incurred by the Association in taking legal action will be assessed against the Owner.**

### Repeat Offenders

Repeating of same violation, even after it has been brought into compliance, will result in the following actions:

Repeat offenders start at 2<sup>nd</sup> Violation Notice level with an increase fine of \$100 fine (payable within 30 days);  
Injunctive Relief may be sought sooner, depending on how often the violation is repeated and the severity of the violation.

### Appeal Process

If an owner disputes a pending fine, they must do so in writing per the instructions contained on the Notice within 10 days of receiving the Notice. Disputing a fine does not guarantee that the fine will be waived or reduced by the Board.

**Contact the Association Manager with any questions or requests for clarification**

**Towne Properties**

**Charlie Rapier, Rivers Bend HOA Association Manager**

**[Charlierapier@TowneProperties.com](mailto:Charlierapier@TowneProperties.com)**

**513.489.4059**

**Effective: 7-1-2019**

**RIVER'S BEND GOLF CLUB COMMUNITY HOMEOWNER'S  
ASSOCIATION**

**ADMINISTRATIVE RESOLUTION ADOPTING VIOLATION POLICY**

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**WHEREAS**, River's Bend Golf Club Community Homeowner's Association ("Association") is an Ohio non-profit corporation that was formed for the purpose of administering the property known as River's Bend; and

**WHEREAS**, the Association is governed by the Declaration of Covenants, Conditions, Restrictions, Easements, and Liens for River's Bend Golf Club Community ("Declaration"), its Articles of Incorporation, and its Regulations (collectively, "Governing Documents"); and

**WHEREAS**, under the Declaration and the Ohio Planned Community Act, the Board of Directors ("Board") of the Association has the authority to enforce to the Governing Documents and any rules and regulations promulgated by the Board and may levy enforcement assessments and seek legal action against Owners for violations of the Governing Documents and rules and regulations; and

**NOW, THEREFORE**, pursuant to its authority detailed above, the Board of Directors hereby adopts the following administrative resolution to address violations of the Governing Documents and rules and regulations of the Association:

Pursuant to this Resolution, violations of the Governing Documents and rules and regulations of the Association shall be addressed pursuant to the Violation Policy attached hereto.

**BE IT RESOLVED** that all of the Board Members have voted in favor of the preceding Administrative Resolution on this 6 day of June, 2019.

By: Runde K Smith  
President

By: Shane Slay  
Vice President

By: [Signature]  
Treasurer

By: [Signature]  
Secretary

By: [Signature]  
Board Member