

**NOTICE OF VIOLATION
PUBLIC HEALTH AND SAFETY**

[DATE]

THIS NOTICE OF VIOLATION HAS BEEN SENT VIA [ELECTRONIC MAIL] [PHYSICAL POSTING]
[PREPAID, FIRST CLASS UNITED STATES MAIL ADDRESSED TO]:

[HOMEOWNER NAME(S)]
[UNIT ADDRESS OR ALTERNATE ADDRESS]

RE: Notice of Violation; [UNIT ADDRESS]

Dear [HOMEOWNER],

Please note that The Antlers at Sageport Homeowners Association, Inc. has reasonably determined that an alleged violation of the community governing documents has occurred or is occurring on your above-referenced property, and that this violation threatens the public health or safety. Specifically, the property has violated the following provisions of the governing documents:

[INSERT SPECIFIC COVENANT/RULE VIOLATION, CITE SECTION]

You can cure this violation by [INSERT SPECIFIC ACTION TO TAKE TO CURE] within seventy-two hours of the time this letter was provided to you. You may provide photographic or other appropriate evidence of your cure within that timeframe by sending it to [EMAIL ADDRESS].

If you do not cure this violation within seventy-two hours of the time this letter was provided to you, the Association will impose a fine in the amount of [SAFETY FINE] against you pursuant to the fine schedule set forth immediately below this paragraph, or [OTHER SPECIFIC SANCTION]. This fine will be imposed every other day until the violation is cured. If you receive a fine and wish to appeal it, you have the right to a hearing. To request a hearing, you must contact [EMAIL ADDRESS] within 14 days of the date of this letter or within 14 days of the date the Association assesses the fine to your account.

<u>Fines for Discrete Violations</u>	<u>Fine Amount</u>
First Violation	\$500.00
Second Violation	\$750.00
Third & Subsequent Violations	\$1,000.00

If you fail to cure this violation within seventy-two hours of the time this letter was provided to you, the Association may refer this matter to legal counsel for enforcement. You will be charged for all costs and fees incurred by the Association due to this referral.

Please act promptly to cure the violation as set forth above, and contact [EMAIL ADDRESS] if you have any questions.

Sincerely,

The Antlers at Sageport Homeowners Association, Inc.