

NORTH SHORE AT LAKE HART HOMEOWNERS' ASSOCIATION, INC.

COMPLIANCE POLICY

TO ENCOURAGE HOMEOWNERS TO MAINTAIN AND IMPROVE THE APPEARANCE OF THEIR PROPERTIES AS WELL AS TO ENHANCE THE OVERALL APPEARANCE AND VALUE OF OUR COMMUNITY, AND TO ENSURE.

THAT ALL OWNERS AND THEIR TENANTS, INVITEES AND GUESTS EXPERIENCE PEACEFUL POSSESSION AND PROPER USE AND ENJOYMENT OF THEIR PROPERTY, THE BOARD OF DIRECTORS OF THE NORTH SHORE AT LAKE HART HOA HAS ADOPTED THE FOLLOWING COMPLIANCE POLICIES.

OUR GOVERNING DOCUMENTS REQUIRE HOMEOWNERS TO MAINTAIN THEIR PROPERTY IN GOOD REPAIR AND IN A NEAT AND ATTRACTIVE CONDITION.

THESE POLICIES ARE TO BE A HELPFUL REMINDER TO HOMEOWNERS OF THE REQUIREMENTS OF HOME.

OWNERSHIP CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

NORTH SHORE AT LAKE HART (CC&RS). THE CC&R'S ARE POSTED ON THE COMMUNITY WEBSITE FOR THE BENEFIT OF ALL OWNERS TO BE ABLE TO REFERENCE. EVERY HOMEOWNER SHOULD BE FAMILIAR WITH ALL OF THE CC&R'S AND SHOULD MAKE EVERY EFFORT TO BE IN COMPLIANCE WITH THEM AT ALL TIMES.

IF A HOMEOWNER HAS ANY QUESTIONS ABOUT THE REQUIREMENTS CONTAINED IN THE CC&R'S THEY SHOULD CONTACT THE OFFICE FOR CLARIFICATION. PLEASE REMEMBER THAT IT IS THE HOMEOWNER'S RESPONSIBILITY TO MAINTAIN THEIR PROPERTY WHETHER THEY LIVE IN THE PROPERTY OR LEASE THE PROPERTY TO TENANTS.

Fines are assessed in accordance with Florida Statutes against a homeowner's property only as a result of a homeowner not being in compliance with the CC&R's or Board Approved Policies. The Immediate category of violation may result in a fine if not dismissed at the hearing. You will receive a one-time courtesy letter per calendar year, per category, under the Immediate Violation section (Animals, Home Exterior, Nuisances, Parking, Trash and Vehicle). After the one courtesy letter if the same category violation occurs again an Immediate Hearing Notice Letter will be sent to the homeowner. The 14 Day category of violation may result in a fine if not dismissed at the hearing (see attachment for additional information). A 14-day extension of time to correct the 14 Day Category violation may be granted if requested by the homeowner but will not be granted after a hearing notice has been issued. Only if an extreme circumstance occurs may The Community Association Manager grant up to a 30-day extension after the hearing notice has been issued but before the hearing date). If an ARB approval is granted for an item that will resolve the cause of the violation, then the period to cure the violation is extended until the expiration of the ARB approval letter or to the actual date that the violation is cured, whichever date occurs first. The fine for all violations is \$100 per day up to a maximum of \$1, 000. Prior to actually being assessed against a homeowner's property, all fines will either be confirmed or denied at a meeting of the Compliance Committee and the homeowner will be notified of the date of the committee meeting and have an opportunity to present facts to the committee and ask the

committee to consider denying the fine. Once the committee confirms a fine at a properly noticed meeting, it will be assessed against the homeowner's property amount.

Unpaid fines may result in liens on the property.

*In the adoption of this policy the Board hereby approved the levy of fines (in an amount as set forth in the Fining Schedule attached hereto) on any properties that remain in violation after the deadlines set forth by the policy and pursuant to Florida Statute, notice of such fine and opportunity for a hearing before the Compliance Committee.*

#### Compliance Letters:

##### Immediate Violations:

One Time Immediate Courtesy Notice — will be sent to the Owner stating the violation, including the corrective action required.

Immediate Violation Hearing Notice — will be sent to the Owner stating the violation, including the fine amount, hearing date and time of meeting.

##### Fourteen (14) Day Violations:

Courtesy Notice - will be sent to the Owner indicating the possible violations observed during a Courtesy Inspection, corrective actions needed to address the violations and informing the homeowner that a follow-up inspection will be done (in 14 days) prior to sending any Violation Notices.

Violation Notice — will be sent to the Owner stating the details as previously communicated and including 14 days to correct the violation.

Hearing Notice — If the violation is not brought into compliance within the allotted time frame set forth in the Violation Notice, a Hearing Notice will be sent to the Owner with the intent to fine. It includes the fine amount, the hearing date and time and at least fourteen (14) days notice provided to the Owner at a hearing before the Compliance Committee.

Fining Notice — will be sent to the Owner after the Compliance Committee confirms or denies the proposed fine. Fines are due five (5) days after the date of the Compliance Committee meeting at which the fine was confirmed.

Approved 6/16/2020 with additional sentence added for clarification 02.20.2024

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| NSLH Violations, Fining Schedule and CC&R Reference |
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| Category  | Violation Descriptions   | CC&R Ref     |
| IMMEDIATE VIOLATIONS that will result in a \$100 per day fine up to a maximum of \$1,000 including the applicable CC&R section or Board approved policy requiring compliance. You will receive a one-time courtesy letter per calendar year, per category, under the Immediate Violation section (Animals, Home Exterior, Nuisances, Parking, Trash and Vehicle).             |  |              |
| Animals   | Pets or other animals excessive barking or making other noise  | 10.3         |
|   | Pets and other animals not on a leash  | 10.3         |
|   | Pets and other animal waste not picked up and / or disposed of   | 10.3         |
|   | Pets and other animals not on a leash or outside unattended  | 10.3         |
| Home Exterior   | Basketball backboard, game equipment or play structures visible from street with no activity   | 10.18        |
|   | Garage doors open for excessive ten h of time  | 8.1          |
|   | No signs, billboards, advertising, pennants, etc. displayed without prior ARB approval   | 10.10        |
|   | Water hose improperly stored   | 8.1          |
| Nuisances   | Obnoxious or offensive behavior including excessive noise  | 10.1         |
| Parking   | Boat/RV/Commercial or Disabled Vehicle Improperly parked   | 10.2,.6 & .7 |
|   | Parkin blocking sidewalk or in grass   | 10.2,.6 & .7 |
|   | Parking or vehicle violations - Reference Board a roved Parking & Vehicle Policy   | 10.2,.6 & .7 |
| Trash   | Trash containers not stored in garage or concealed from street with ARB approved method  |              |
|   | Trash, recycle and landscape containers improperly out for pickup on Friday thru Monday  | 10.24        |
| Vehicle   | Operating a vehicle in a manner that defeats the intended purpose of the entrance and exit gates such as driving through the grass to avoid the gates, "piggybacking" through the gates behind another vehicle, etc. Reference Board Approved Gate Misuse Policy   | 10.1 & .2    |
|   | Other violations of the CC&R's or Board Approved Policies - description and photo to be provided.  | n/a          |
| 14 DAY VIOLATIONS that will result in a \$100 per day fine up to a maximum of \$1,000 if the violation is not corrected within 14 days from the date of the letter indicating the violation (or with any extended time frame requested by the homeowner and granted by Management) including the applicable CC&R section or other Board approved policy requiring compliance. |  |              |
| Home Exterior   | Address number missing from the property   | 8.1          |
|   | Driveway (Including pavers) and sidewalks in need of cleaning or repair  | 10.5         |
|   | Exterior equipment such as air conditioning equipment, water treatment systems, pool and spa equipment, wood piles, fuel tanks, storage receptacles, etc. in need of proper placement on concrete slabs and concealment from the view of the street by means of landscaping or an ARB approved concealment screen or fence | 8.1          |
|   | Unsightly exterior of house including rain gutters, garage door, roof, lighting, screens, etc. in need of repair, painting or cleaning   | 8.1          |
|   | Fence in need of repair, painting or cleaning  | 8.1          |
|   | Mailbox in need of repair, maintain or cleaning  | 8.1          |

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|                     | Trash, garbage, other waste material or refuse not properly stored in covered or sealed containers not approved by the ARB  | 10.24      |
| Landscaping & Trees | Weeds in grass, beds, sidewalks, driveway and pavers in need of treatment or removal  | 8.1        |
|                     | Landscape bed borders, edging etc. in need of cleaning, repair or replacement   | 8.1        |
|                     | Grass, shrubs, bushes and other landscaping in need of fertilizing and pest control   | 8.1        |
|                     | Lawn or landscape beds in need of mowing, edging or partial / full replacement including mulch  | 8.1        |
|                     | Palms (3 or more dead fronds), trees, shrubs or other landscaping needs to be trimmed   | 8.1        |
|                     | Tree stump higher than 2 inches above ground level and needs to be cut or removed   | 8.1        |
| Architectural       | Non-ARB approved architectural modifications, paint colors, roof color and material, landscaping, etc. in need of correction. Reference Board approved ARB policies | 7.1, 3 & 5 |
|                     | Seldom occurring other violations contained in CCR's - description and photo to be provided   | n/a        |