

IDLEWILDE ESTATES PROPERTY OWNERS ASSOCIATION
ENFORCEMENT OF DEED RESTRICTIONS

IDLEWILDE ESTATES IS A DEED RESTRICTED COMMUNITY. COMPLIANCE WITH DEED RESTRICTIONS IS IMPORTANT IN MAINTAINING PROPERTY VALUES AND PROVIDING A PLEASANT LIVING ENVIRONMENT. The IPOA BOARD OF DIRECTORS WAS CHARGED BY A BYLAWS ADMENDMENT IN 2014 TO DEFINE AND IMPLEMENT A TIERED ASSESSMENT POLICY FOR NON-COMPLIANCE OF DEED RESTRCITIONS.

THE FOLLOWING POLICY WILL BE IMPLEMENTED JUNE 1, 2021.

- 1. THE NON-COMPLIANCE ISSUE IS REPORTED TO THE BOARD OF DIRECTORS. THE BOARD OF DIRECTORS WILL REVIEW THE REPORTED ISSUE AND CONTACT THE PROPERTY OWNER AS NEEDED. THE PROPERTY OWNER WILL HAVE 30 DAYS TO CORRECT THE ISSUE.**
- 2. IF THE ISSUE HAS NOT BEEN CORRECTED AFTER 30 DAYS FROM INITIAL NOTIFICATION, A FINE OF \$50.00 WILL BE ASSESSED AND THE OWNER WILL BE NOTIFIED VIA CERTIFIED MAIL.**
- 3. IF THE ISSUE HAS NOT BEEN CORRECTED AFTER 60 DAYS FROM THE INITIAL NOTIFICATION, AN ADDITIONAL FINE OF \$100.00 WILL BE ASSESSED. THE OWNER WILL BE NOTIFIED VIA CERTIFIED MAIL.**
- 4. IF NO CORRECTION AT 90 DAYS FROM INITIAL NOTIFICATION, AN ADDITIONAL FINE OF \$150 .00 WILL BE ASSESSED AND A LIEN WILL BE FILED AGAINST THE PROPERTY IN THE AMOUNT OF \$300.00.**

INTEREST AT THE RATE OF 10% ANNUALLY WILL BE CHARGED AT DATE THE LEIN IS FILED.

**APPROVED BY THE IPO BOARD OF DIRECTORS
FEBRUARY 1, 2021**