

Reid Valley Community Association, Inc.
c/o Joyner Property Management

VIOLATION REMEDY PROCESS

Any homeowner or occupant who violates a Covenant, Condition, Restriction, Restricted and Protective Covenants, Rules and Regulations is subject to the following procedure:

- The owner or occupant will be sent a warning letter/email advising them of the infraction with a due date not to exceed 30 days under normal circumstances.
- If the homeowner does not correct the infraction in the time frame noted in the first notice, a second violation notice letter will be sent with a \$25 fine added to their account and given 15 days under normal circumstances.
- If the homeowner does not correct the infraction in the time frame noted in the second notice, a third violation notice will be sent with a \$50.00 fine added to their account and given 15 days under normal circumstances.
- Successive Notices will be as follows:
 - Fourth notice - \$100.00
 - Fifth notice - \$200.00
 - Sixth Notice \$400.00
- Each infraction of the same violation will stand on its own so that a violation that requires six notices will total \$775.00.
- More than one infraction at a residence will be considered separate and separate fines will apply. (For example: trashcan not screened and car in yard equals two fines if not remedied.)
- Subsequent violations of the same violation will start over when the violation is remedied, and the fines are paid in full.
- Fines and any additional expenses that are not paid when due are subject to a lien being placed against the residential property.
- Homeowners are responsible for any unpaid fines and penalties imposed on the tenant renting or leasing their unit. Homeowners are responsible for their tenant's actions.

VIOLATION REMEDY PROCESS FOR ARCHITECTURAL (ARC)

- Failure to submit an Architectural Review Committee Form and receiving written approval from the committee before beginning work on a homeowner's property will incur a \$100 fine.
- Follow up will occur in 30 days, if paperwork was submitted and condition approval was given, the conditions or correction must be made or an additional fine of \$200 will incur.
- or
- Follow up will occur in 30 days, if paperwork is not properly submitted for approval an additional fine of \$200 will incur.
- After 60 days of unresolved ARC noncompliance a lien will be placed on the property.

Any homeowner may request a hearing with the Board, the Declarant, or the Architectural Control Committee. Decisions made by the Board, the Declarant, or the Architectural Control Committee at or after the meeting will be considered final and any fine levied will need to be paid by the due date of the last notice unless the Board or the Declarant deems it necessary to change. Any changes will need to be furnished to the offending party in writing.

It is not the purpose or intention of the HOA to increase the budget income by accumulating funds for infractions. Instead, the HOA Board or Declarant is more concerned with remedying the violations to enhance the image of the subdivision and value of your homes and increasing the pride in the community.



HOA Board President

4-1-2021
Date

P.O. Box 16059 • Greenville, SC 29606 • (864) 242-4466

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Timothy J. Marney