

**LAKE VIEW HOMEOWNERS ASSOCIATION OF PALM COAST, INC.**

**REGULATION FOR COMPLIANCE WITH  
DECLARATION OF GENERAL PROTECTIVE COVENANTS**

*The Directors have the power to make, amend, and appeal repeal rules and regulations governing the operation, maintenance, and management of The Association. (Ref: Bylaws, Article II, Section 4.h.).*

*To provide a consistent and organized process for enforcement of compliance with the Declaration of Covenants, a guideline was implemented by the Board of Directors in October 2009. Due to a management company (presently Nelson & Selwitz) being hired February, 2015, it became necessary to update this to coincide with the management company's responsibilities.*

It is beneficial for HOA Members to work together to maintain a neighborly environment and preserve the reputation of Lake View as a desirable community in which to live, which includes property value, aesthetic beauty, proper management, owner satisfaction, and good rapport within the Association. All members are encouraged to participate in the Association and to attend HOA meetings.

- A) At the annual HOA meeting, the Board of Directors will:
- Request that members review the Lake View Declaration of Covenants to ensure their compliance.
  - Request members to conduct any needed maintenance on their property and lawn.
  - Request the Manager/secretary to document this information in the meeting minutes for members not in attendance. *(Reference: Article VI, Section 2, and Article X)*
- B) The Management Company/Community Association Manager (CAM), with help from the Architectural Review Committee (ARC), is to keep abreast of the Lake View Committed Property. The Board, CAM, and ARC must also rely on the vigilance of the Members to report any noticed violations to the Manager. *(Ref: Article XI, Section 4)*
- C) If an Owner is found to be in violation of one or more specific provisions as set forth in the Declaration of Covenants, the CAM will:
- Notify the owner by a friendly (documented) visit, phone call, email, or letter stating the specific provision violated, giving a reasonable time (up to 14 days) to correct or give a written plan of action to rectify.
  - If the issue is not resolved or a written plan received within the given time-frame, a second notification by email or letter will be sent requesting a plan of action within 14 days from date of notification.
  - If the issue is still not rectified or an acceptable written plan is not followed, a certified letter will be sent giving 14 days' notice that a fine will be imposed; stating that the owner has the opportunity to request a hearing with a committee before the fine is implemented. (Per Florida Statute 720.305 (2)).
  - **All contacts with owners will be documented by the CAM, with a copy to ARC Chairman.** *(Ref: Article X, Section 44 and Article VI, Section 4)*
- D) The Maintenance Committee, as directed by the BOD, is responsible for the necessary maintenance in the Common Areas. The BOD is responsible to see that maintenance in common areas is completed in a satisfactory and timely manner. The CAM will solicit required bids and send to the Maintenance Committee for selection and approval. *(Ref: Article VI, Section 1 and Bylaws Article II, Section 4, (h))*
- E) Members are responsible to maintain their Dwelling Unit in a satisfactory manner, including routine maintenance of the Common Area abutting their property (grass, mailboxes, sidewalks, storm drains, trash, etc.). Repair and replacement of mailboxes are the responsibility of The Association. *(Ref: Article VI, Section 1 & 2)*
- F) The BOD, ARC, and CAM will make every effort to ensure that enforcement of the Covenants will be handled in a fair and consistent manner throughout Lake View. *(Ref: Article I, (r), Article X, Section 44, and Article XI, Section 4)*

Approved by BOD on 10/8/09; Copy to HOA Members on 10/27/09

Revised & Approved by BOD on 7/13/15; Copy to HOA Members 7/2015

**Revised & Approved by BOD on 10/23/2017**; Copy to HOA Members

**ATTACH THIS REGULATION TO THE LAKE VIEW DOCUMENTS.**