

# *Martindale Meadow Homeowners Association*

MeadowManagement, Agent 27780 Novi Rd #110, Novi, MI 48377

## *Rules & Regulations File*

**Subject:** Rule Violations and Non-Compliance by Co-Owners

A Notice of Non-Compliance and/or Rules Violation are to be sent to any co-owner if a resident, guest or unit condition is found to be in non-compliance or in violation of Association rules or deed restrictions.

If compliance is not obtained, or rule violation ended, within the period of time specified in the Notice – or if there is a repeat of the violation of a published rule within the same month (or other specified period) – the co-owner is to be assessed a fee of \$25. The co-owner is also to be provided with written notice of the assessment (Debit Memo) along with second request to correct or be liable for additional fees and penalties.

Alternatively, the Association can exercise its authority to either correct the condition of non-compliance (and invoice the co-owner for all costs associated with the correction) or to initiate a Termination of Membership action (by legal notice) due to violation of community safety or health rules, or failure to comply with a condition set forth in the covenants of the homeowners association.

If the issue is not resolved and/or corrected within the period of time set forth in the Debit Memo (a maximum of 30 days), any fee issued shall double to \$50 and another Debit Memo sent.

This fee shall continue to double on a monthly basis until such time as a cure or compliance is provided, up to a monthly sum of \$200 as of the fourth month.

When and if the indebtedness of the co-owner to the Association reaches \$100 or more for 30 days, management shall take action to file a lien against the co-owner to ensure payment of all fees – and all related costs.

Related costs associated with collection and recovery of fees assessed by the Association and/or attorneys or the courts shall become part of the lien charge pursuant to legal authority (as set forth in bylaws).

Adopted by the Board of Directors Fall 2003 – Posted & Delivered via Newsletter