



**RULES AND REGULATIONS
FOR
GRAND HAMPTON HOMEOWNERS ASSOCIATION, INC.**

The Rules and Regulations for Grand Hampton Homeowners Association, Inc. ("Rules and Regulations") are created from time to time by the Board of Directors pursuant to, Article V, Section 2 of the Association's Bylaws and Article II, Section 5 (d) of the Declaration of Covenants and Restrictions for Grand Hampton Homeowners Association, Inc. The following rule has been adopted by the Board of Directors at the April 12, 2021 Board Meeting.

(Effective April 19, 2021)

Violation Noticing Policy Update – Fourteen (14) calendar day cure period:

- The violation process will continue in the Association with a small change in the timeframe to cure a violation between notices. **Owners have fourteen (14) calendar days from the date of a Notice to cure a violation.**
- The Association will continue to use a three-notice system (First Notice, Second Notice and Final Notice) for all violations. All violations that are witnessed during an inspection will be recorded by the Association Manager and a First Notice will be mailed to the affected Owner. If the homeowner feels a violation was received in error, the homeowner is encouraged to contact Melrose Management to discuss the violation.
- If an Owner fails to address the cited violation within fourteen (14) calendar days of the date of the First Notice, then a Second Notice will be mailed to the Owner. If an Owner fails to address the cited violation within fourteen (14) calendar days of the date of the Second Notice, then a Final Notice will be mailed to the Owner.
- If the homeowner fails to cure the violation within fourteen (14) calendar days from the date of the Final Notice, violation will be subject to a fine against the Lot as approved by the Board of Directors. The Board has the authority to impose a fine of up to \$100 for each day the violation remains open, up to 10 days totaling \$1,000.
- If a fine is imposed against a Lot due to an open violation, the violation will be turned over to the Compliance Committee for the Association.



- The Compliance Committee will schedule a hearing to discuss the open violations and fines that have been imposed for the violations.
- Any homeowner subject to a hearing will be mailed a notice indicating the date, time and location of the hearing at least fourteen (14) calendar days prior to the hearing, and any homeowner subject to a hearing is allowed and encouraged to attend the hearing to discuss their violation with the Committee members pursuant to the Florida Statutes.
- Homeowners subject to a hearing will be mailed a Hearing Results Notice outlining the final decision of the Compliance Committee and the Board of Directors after the hear.
- Repeated but separate violations for the same offense will be subject to this procedure.