

COVENANT ENFORCEMENT PROCEDURES
Lake Deerfield Homeowners Association
January 15, 2013

Effective February 1, 2013, Homeowners are officially notified that the Board of Directors of Lake Deerfield Association has approved a fining procedure for your community. When a resident receives a violation letter they will have 15 days to correct the infraction. If a 2nd notice is sent for the same violation a \$50.00 fine will be charged to that respective homeowner. Further fines for the same violation will be issued if the infraction continues to occur. For example:

| | |
|------------------------|----------------------|
| First Notice | No fine - Warning |
| 2 nd Notice | \$50.00 fine |
| 3 rd Notice | \$100.00 fine |
| 4 th Notice | \$150.00, and so on. |

If the repeat offender does not comply with the Covenants and Rules and Regulations of the Association after the Fourth Offense then the Board will reserve the right to take action. For example, if pets are allowed to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners or the Owner of any portion of the Property, the Board may cause the pet to be removed. Article III, 5(a).

We wish to inform all home owners that when they receive a warning and they take care of the violation, the violation will serve as first notice for a period of 12 months. This means that if for example a home owner receives a violation letter in May for not cleaning up after their pet they receive another one in July, the July Violation will serve as a second offense and they will receive a fine. This will keep repeat offenders from committing the infraction.

PARKING ENFORCEMENT

PLEASE NOTE: PARKING VIOLATIONS REQUIRE IMMEDIATE CORRECTION. 15 DAYS ARE NOT ALLOWED TO CORRECT THE INFRACTION. HOMEOWNERS AND OCCUPANTS WHO VIOLATE THE PARKING RULES WILL BE GIVEN A WARNING NOTICE, THE NEXT VIOLATION WILL IMMEDIATELY RECEIVE A FINE AND THE VEHICLE WILL BE SUBJECT TO TOWING.

Additionally, **Visitor hang tags** will be issued to homeowners (two per home) to be utilized by their guests using the guest parking spaces. All vehicles parked in the guest parking spaces must display the “hang tags” on their rear view mirror. Guest vehicles without hang tags could be towed.

Home owners will have the right to appeal a violation or a fine levied against their account within 15 days after receipt of notice. Homeowners that have been served with violation letters and incurred fines may appeal to the Board by writing a letter to the Association. Please send all correspondence to Lake Deerfield Homeowners Association, C/O Sentry Management 5901 Peachtree Dunwoody Road NE, Suite# B-525 Atlanta, GA 30328 Attention: Kirk Aspegren. After the Board has received your request to contest the fine and/or violation they will notify the homeowner in writing within 7-10 business days.

Please be aware that the Board’s decision is final and no further appeals will be granted for the infraction.

Your assistance and understanding is requested. Please contact Sentry Management at phone number 404-459-8951 ext. 109 for further assistance.

On behalf of the Board of Directors,
Kirk Aspegren
Lake Deerfield HOA ~ Property Manager
Sentry Management, Inc. - Atlanta Georgia
Office# 404 459-8951, ext 109
kaspegren@sentrymgt.com