

Policy approved at Board Meeting on 8/30/24. Signatures and notary will be added soon.

**POLICY RESOLUTION OF
DEL WEBB AT VIERA HOMEOWNERS ASSOCIATION
FOR COVENANT ENFORCEMENT**

WHEREAS, the Association is charged with the enforcement of the restrictive covenants within Del Webb at Viera;

WHEREAS, the Association's authority to enforce its governing documents through fining and legal action is derived from Chapter §720.305 of the Florida Statute and from the Association's governing documents (the "Governing Documents");

WHEREAS, a uniform and strictly enforced policy for the correction of violations will help maintain property values and keep the appearance of the community as it was originally intended; and

WHEREAS, the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for the correction of violations in a timely manner.

NOW, THEREFORE, LET IT BE RESOLVED THAT the following Covenant Enforcement Policy (the "Policy") be adopted by the Association in its entirety.

Violation letter notices are mailed (or electronically delivered if that member has elected to receive notices by email) to homeowners and to the property addresses if homeowners do not receive mail at the property addresses.

If the violation letter notice mailed via first class mail are not returned as undeliverable, or email notice is not bounced back, the homeowners are deemed to have received the notices.

All residents should respond in writing to violation letter notices so the Board so it may review and take appropriate action.

The 1st violation letter notice will give the homeowner thirty (30) days from the dates of the letter for correction and sent via first class mail (or electronically delivered if that member has elected to receive notices by email).

The 2nd violation letter notice will give the homeowner fifteen (15) days from the dates of the letter for correction and sent via first class mail (or electronically delivered if that member has elected to receive notices by email).

The 3rd violation letter notice will give the homeowner fifteen (15) days from the dates of the letter for correction and sent via first class mail (or electronically delivered if that member has elected to receive notices by email).

If the violation is not remedied within the time prescribed in the notice and there has been no communications from the homeowner seeking an extension of time to correct the violations or other extenuating circumstances to be considered, the Board may:

1). levy a fine of \$100.00 per day for the continuing violation with an opportunity for a hearing before its Fining Committee pursuant to the requirement of Florida Statutes §720.305 and the Association’s Fining Guidelines; or

2) forward the matter to the Association’s counsel for further action commencing with a pre suit mediation demand as set forth in F.S. §720.311 and if the matters remains unresolved, the filing of an action seeking the enforcement of the Association’s governing documents.

THIS RESOLUTION was adopted by the Board of Directors on the ___ day of ____, 2024 at duly called meeting at which a quorum was present.

(Corporate Seal) Del Webb at Viera Homeowners Association, Inc.

By: _____
President

Attest: _____
Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

On this _____ day of _____, 2024, personally appeared before me, _____, President, and _____, Secretary, of Del Webb at Viera Homeowners Association, Inc., and who are personally known to me or produced _____ as identification and who did take an oath.

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: