

Resolution II

Fallbrook at Lansbrook Homeowners Association, Inc. **SCHEDULE FOR CORRECTION OF VIOLATIONS**

Violation letter notices are mailed to homeowners and to the property addresses if homeowners do not receive mail at the property addresses.

If the violation letter notices mailed via first class mail are not returned as undeliverable, the homeowners are deemed to have received the notices.

All residents should respond in writing to violation letter notices, so the Board can review all responses if needed.

The Community Association Manager (CAM) is allowed to grant reasonable extensions if requested in writing.

The 1st violation letter notices will give the dates listed below starting from the dates of the letters for correction and sent via first class mail.

The 2nd violation letter notices will give fourteen (14) days from the dates of the letters for correction and sent via certified mail and via first class mail three (3) days later.

The 3rd violation notices will be sent from the Association Attorney.

If there still is no compliance, the Board at a posted meeting will vote to have the Association Attorney start the legal process.

Immediately:

- Remove trash cans stored in view (Fall. Dec. Art. 3.6.3)

Two (2) Days:

- Remove inoperative vehicles, vehicles parked in street or over sidewalk. (Lans. Dec. Art. 7.13)
- Remove commercial vehicles (Lans. Dec. Art. 7.13)
- Remove trailers, Boats, Campers, Trucks, Mobile homes, Motorized recreational vehicles (Lans. Dec. Art. 7.13)
- Remove advertising signs (Lans. Dec. Art. 7.3)

Five (5) Days:

- Lot maintenance - mow, weed, edge, and trim your yard (Fall. Dec. Art. 3.6.7)
- No garbage, refuse, or debris of any kind shall be placed or permitted to accumulate upon any portion of the property (Fall. Dec. Art. 3.6.3)
- Remove window or wall air conditioning units, which are prohibited (Fall. Dec. Art. 3.6.8)
- No more than two (2) dog, cats, or household pets, may be bred or kept, on the property and the homeowner must clean up the waste produced by the pet (Lans. Dec. Art. 7.4)


Fourteen (14) Days:


- No ACC approval; submit a ACC form (Fall. Dec. Art. 4.3.1)
- Trim Street Trees to at least 8' clearance above street/sidewalks (Fall. Dec. Art. 3.9)
- Remedy discolored roof (Lans. Dec. Art. 7.6 and Fall. Dec. Art. 3.9)
- Remedy discolored paved areas (Lans. Dec. Art. 7.6 and Fall. Dec. Art. 3.9)
- Repair/replace Mailbox (Lans. Dec. Art. 7.6 and Fall. Dec. Art. 3.9)
- Remedy discolored or damaged fence (Fall. Dec. Art. 3.6.5)

Thirty (30) Days:

- Replace damaged or diseased plantings (Fall. Dec. Art. 3.9)
- Repair/replace yard – submit ACC first if it is a Florida Friendly design (Fall. Dec. Art. 3.9)
- Remedy discolored house (Lans. Dec. Art. 7.6 and Fall. Dec. Art. 3.9)
- Repair/replace sidewalk or driveway wooden spacer(s)- (Fall. Dec. Art. 3.9)

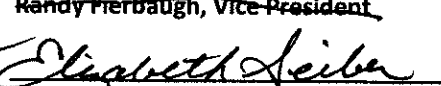
Adopted on 12.9-14 as Resolution II. by the Board of Directors

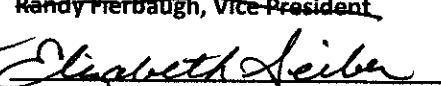

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