

**VIRGINIA CROSSING HOMEOWNERS ASSOCIATION  
VIOLATION POLICY**

Pursuant to the authority within the Association's governing documents and Florida Statute Section 720, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for Virginia Crossing.

1. A "violation" refers to any action or condition within the community and on the common elements that violates any covenant, rule, or policy contained within the Association's Declaration, Bylaws, Rules & Regulations, or Board Policies (collectively, the "governing documents").
2. Violation Procedure:
  - (a) A violation may be identified by Association Board Members, residents, or the Property Management firm – and must be reported to the Association's Property Manager.
  - (b) Upon identifying a violation, the Property Management firm will place a courtesy door notice on the property to notify the Lot of the violation and how the violation may be cured.
  - (c) If the violation remains uncured for a reasonable time – as determined by the Board of Directors – after the courtesy door notice, the Property Management firm will provide notice of the violation to the owner and/or occupant (1<sup>st</sup> Notice) and afford the owner or occupant another reasonable time to cure the violation. The 1<sup>st</sup> Notice will document the violation, identifying the specific rule that has been violated, and will indicate how the violation may be corrected.
  - (d) If the violation remains uncured, and can be cured by abatement, the Board shall invoke the authority contained in Section 6.3 of the Declaration and enter upon the lot to correct the violation after 15 days' written notice (except in the event of an emergency) and assess the cost of doing so to the owner further pursuant to Section 6.3 of the Declaration. The cost of abatement shall be subject to collection action as provided for in Section 6.4 of the Declaration and Section 720.3085 of the Florida Statutes.
  - (e) If the violation is not curable by abatement, and remains uncured after the 1<sup>st</sup> Notice, or if the owner denies access to the Association for an abatement matter, the owner will receive a Final Notice letter indicating that if the violation is not cured by that certain date included in the Final Notice letter, the file will be turned over to the Association's attorney to initiate litigation.
  - (f) If the violation is not curable by abatement, and remains uncured after the Final Notice, or if the owner denies access to the Association for an abatement matter, the file will be turned over to the Association's attorney to initiate litigation, at which point the owner may be responsible for the Association's legal fees.
  - (g) Depending on the nature and severity of the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to the attorney for enforcement at any point.
3. This violation policy supersedes any previous violation policy both past and present, and any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on this 22 day of February, 2024.

Signed: Gail Brzezinski Title: President

Print Name: Gail Brzezinski