

Hello, Woodlawn Phase 2/3 homeowners.

This letter is to inform you the board members of the Woodlawn HOA Phase 2/3 have unanimously voted to implement a violation structure for homeowners that violate the existing covenants, **effective Monday, September 13, 2021.**

We know that the majority of homeowners abide by the covenants and that implementing a violation process will likely have no impact at all, for most of you. A fine will be issued after the 3rd violation.

For anyone who has any questions, or may have suggestions, we will have an **open forum meeting via Zoom on Tuesday August 17, 2021, at 7pm.** You can find the information on how to attend on our website: <https://woodlawnfairhope.com/> (pw=WoodlawnFairhope2020). If you are unable to attend this meeting and have questions or concerns you may submit those concerns in writing by the end of business on Monday, August 16th, by either email or USPS.

- Email address is **casey@lreginc.com**
- US Mail is

**Landmark Management c/o Woodlawn 2&3
P.O. Box 2345
Fairhope, AL 26533**

As stated previously, one of the goals of the board is to keep our neighborhood a place we all are proud to live in and people want to visit.

We appreciate all that you do.

Sincerely, HOA Board Members Phase 2/3.

HOA Woodlawn Phase 2/3 Violation Notification

The board adopts the following Violation Structure pursuant to its power under 4.7 in the Bylaws.

- | | | | |
|--------------------------|---------------------------------|---------------|--|
| <input type="checkbox"/> | 1st violation | 2 days | warning – no fine |
| <input type="checkbox"/> | 2nd violation | 3 days | warning – no fine |
| <input type="checkbox"/> | 3rd violation | 3 days | fine issued (\$25) |
| <input type="checkbox"/> | 4th violation | 3 days | continual fine issued daily (\$25) and lien on property |
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NOTICE OF VIOLATION FOR WOODLAWN PHASE 2 / 3

Date of Notice

Property Address

	Violation				Comment
() Copy to owner	() 1 st	() 2 nd	() 3 rd	() 4 th	

The above describe property is noted to have the following conditions in violation of the Woodlawn Phase 2/3 covenants. (See woodlawnfairhope.com)

You are required to correct the stated infraction within the time specified above.

After the 3rd violation a fine will be issued

After the 4th violation a fine will be issued daily and a lien on the violator's property

- Vehicle on lawn, street, or other prohibited areas – **Refer to 7.10 in Covenants**
- Excessive oil, fluids, or chemicals dripping/spilling on street/driveway – **Refer to 7.10 (f)**
- Landscaping not maintained (weeds, overgrowth) – **Refer to 7.05 (L) in Covenants**
- Need to remove newspapers, garbage can and or garbage from yard, curb, or walkways
Refer to 5.01, 5.02 & 7.07 in Covenants
- Remove signs or advertisements - **Refer to 7.03 in Covenants**
- Unauthorized vehicle parked (RV, boat, etc.)- **Refer to 7.10 in Covenants**
- Failure to gain approval from the architectural control committee / Villages at Woodlawn HOA board for any improvements or landscaping per CCRs - **Refer to 6.01 & 6.02 in Covenants**
- Other violations of covenants as determined by the HOA Board - **Refer to 9.02 in Covenants**

1. An owner will have 48 hours after 1st notice to cure a violation, unless otherwise indicated above. Some violations, by their nature, do not exist for more than 48 hours, for those violations, notice of violation will be given and subsequent violations of the same kind occurring after 48 hours shall be considered a continuation of the violation and shall be subject to fine. For example, an owner who allows their pet to wander off leash will be given notice of violation. If they allow their pet to wander off leash more than 48 hours after notice, they will be fined each time the pet is found off leash.
2. This notice letter will be sent to the homeowner stating a) the alleged violation and 2) the amount of fine to be imposed if the violation is not cured within the time prescribed (if applicable).
3. If the violation is not cured within the allotted time (if applicable), any applicable fines shall be assessed.
4. Rights for Protest/Appeal: Homeowner may protest the assessed fine within seven (7) calendar days from the date the fine is assessed by providing written notice to the Board of Directors or Management Company.
5. Any fines that remain unpaid after the time for appeal has expired will become a lien against the Owner's property and legal action may result. The homeowner shall be responsible for all fines, accrued late charges, and/or legal fees or costs that may be incurred.
6. Certain applicable violations not corrected will be cured by the HOA and billed to homeowner. For example, oil stains, high grass, garbage in yard, etc. The HOA will bid and hire a company to take care of the violation (if applicable).
7. The severity of certain applicable violations will be decided and voted on by the HOA. For example, the size of oil stains that would be suitable for a violation. A 1-inch oil stain would be treated differently as compared to a 3-foot oil stain.