

Cobbler's Crossing Covenant Violation Fees

Per the Cobbler's Crossing Restrictive and Protective Covenants, the Home Owners' Association (HOA), can impose fees for repeated violation. Below is the fee schedule as of January 2021.

2.14 Enforcement of Rules

(a) The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, and reservations, now or hereafter, imposed by the provisions hereof.

(b) Further, the Association additionally has the following rights:

- i. to send Demand or Warning letters to owner violating these covenants;
- ii. to impose reasonable fees for failure to abide by the covenants. Fees shall be established yearly at the annual HOA meeting and will be imposed to owners who have received at least three (3) Demand or Warning letters.
- iii. to file a lien against the property of an owner who has received but failed to pay fees as set forth herein; and
- iv. to file a lien against the property of an owner who has failed to pay their assessments.

Third Notice of Violation - If the violation was not corrected after two notices have been sent to the Resident and/or Registered Owner, a third notice of violation will be sent to the Resident and/or Registered Owner. The third notice will include the following information:

- Fee amount
- Fee payment information
- Fee assessment starts as of date of the third notice
- Fees will accrue until violation is corrected
- Lien will be placed on property once specified amount in fines have accrued
- Instructions to contact the HOA to confirm violation is corrected

Fee Schedule

Fee Amount: \$100 per week

Liens Filed for every \$500 of accrued fees

Fees will continue to accrue until violation is corrected