

Nature's Trail HOA

October 15, 2025

Subject: Violation Fine Policy Change to the Nature's Trail Homeowner's Association Declaration of Protective Covenants

This change in covenants is applicable to Article X, Section 10.1.

Current Article X, Section 10.1 (in part) of the Covenants states, " Each Owner and every Occupant shall comply strictly with the Bylaws, the rules and regulations, the use restrictions and with the design guidelines, all as may be amended or modified from time to time, and with the covenants, conditions, and restrictions set forth in this Declaration, as may be amended from time to time, and in the deed to his or her property within the Community, if any. The Board may impose fines or other sanctions, which shall be collected as provided herein for the collection of assessments".

The Nature's Trail Homeowner's Association (HOA) Board of Directors (BOD) voted and approved clarifying wording at the August 2025 Meeting of the for implementation 1 Nov 2025. The fine process is described below for better clarity.

"First Notice: Courtesy Warning (Alerting the owner to the issue)

10 days to resolve or respond to the Board with a timeline for completion of abating the violation if it cannot be completed within the 10-day time frame.

Second Notice: Fine Imposed, \$50.00. (Nature of a continued violation without resolution)

Note - Homeowners may request a hearing within 10 days from the date of the notice regarding the fine. Any statements, evidence, and witnesses may be produced by you at the hearing. All rights to have the fine reconsidered are waived if a hearing is not requested within 10 days of the date of the notice.

Continuation: (The Board reserves the right to resolve the situation)

The homeowner will be responsible for all associated costs of the resolution. Liens and legal injunctions may be imposed without further notice. The fine(s) will continue until the violation is resolved.

- 10 days past the second notice: \$100.00 fine (3rd notice)
- 10 days past the third notice: \$150.00 fine (4th notice)
- 10 days past the fourth notice: \$200.00 fine (5th notice)
- A \$200.00 fine will continue every 10 days until an acceptable plan is presented to the Management Company and the Nature's Trail HOA Board or abatement is complete.

Regards,

Michael McKinney

Michael McKinney
Board President