

SHADOW HILLS (A.K.A. BARON SUBDIVISION) HOA
CC&R ENFORCEMENT POLICY

The following document outlines the enforcement policy which has been adopted by the Shadow Hills HOA Board upon its discretion, effective December 1, 2013.

The authority to grant such policy is pursuant to Article IX of the Shadow Hills CC&Rs. The policy is being amended to comply with Idaho Statute Chapter 1, Title 55, Section 55-115 effective July 1, 2014. No part of this policy shall affect any statute, rule, covenant, bylaw, provision or clause that may allow for the recovery of attorney's fees.

HOA CC&R Enforcement Policy

Violations are recorded when first noticed. If present on a subsequent inspection the following process will be followed:

1. **1st NOTICE** - Homeowner will receive a friendly reminder notice to remedy the violation.
2. **2nd NOTICE** - Homeowner will receive a second notice to remedy the violation.
3. **3rd/FINAL NOTICE** - Homeowner will receive a certified 30-day demand letter to remedy CC&R violation(s). Homeowner will be assessed all costs associated with preparing the letter including any possible attorney fees and/or management fees, plus postage.

****This notice will include the date, time and location of a Board hearing after the 30-day period regarding the action to be taken for non-compliance if the infraction is not resolved prior to that time, in compliance with Idaho Statute requirements.**

4. **CORRECTIVE ACTION** - If the homeowner fails to remedy CC&R violations by the stated deadline in the demand letter, the Board will pursue its options for Corrective Action and may enact the following action(s) upon review of the violations:
 - A) The issue will be turned over to an attorney by the HOA. All associated costs will be assessed to the homeowner.
 - B) The property owner may also be subject to specific corrective action which includes a management fee of 10% of the total cost of corrective action plus applicable attorney fees (if any) associated with CC&R compliance, as allowed under Article III, Section 9.

As with all aspects of the CC&Rs it is the property owner's responsibility to ensure compliance from whoever occupies the home. Renter violations will be billed to the property owner per Article VIII, Section 1 of the Shadow Hills CC&Rs.

****NOTE: The Board reserves the right to alter this procedure for severe infractions or for repeat violations.**