

Forest Oaks II
Homeowners' Association
P. O. Box 12321, Murfreesboro, TN 31729
www.forestoaks2.com/home/

Forest Oaks II Association Procedure to Enforce Compliance with the Amended and Restated Master Deed, By-laws, and Rules and Regulations

The Board of Directors for Forest Oaks II has established the following procedure to ensure compliance with the Master Deed, By-Laws, and Rules and Regulations of Forest Oaks II:

1. FIRST NOTIFICATION: Written Warning – The Unit Owner will be given written notice of violation or non-compliance and the basis therefore. The Unit Owner will have ten (10) days of the date of the written warning or the compliance date given in the notice to be brought into compliance.

2. SECOND NOTIFICATION: If the violation or non-compliance is not brought into compliance or a satisfactory resolution is not presented in writing by the Unit Owner and accepted by the Board within ten (10) days of the Written Warning the Board shall be authorized to: (a) assess a \$100.00 fine for the violation, additional violation of the same offense, and/or take necessary actions to achieve compliance at the expense of the Unit Owner. The Board is authorized to levy additional fines without further notice or opportunity to cure in the event of multiple or continuing violations.

3. THIRD NOTIFICATION: The Unit Owner will receive a letter from the attorney explaining the legal procedures necessary to enforce collection and compliance. Attorney cost will be charged to the Unit Owner's account.

The compliance procedures in 1, 2, and 3 will apply unless stated otherwise in Policy or Rules and Regulations.

Please be aware that the Board has the authority to pursue collection by filing an action to secure a lien and/or judgment. Any expenses incurred, including court costs and attorney's fees, will be the financial responsibility of the unit owner.

This procedure will be applied to the enforcement of all portions of the Forest Oak II Amended and Restated Master Deed, By-Laws, and Rules and Regulations.

FOREST OAKS II – BOARD OF DIRECTORS

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