

Cobblestone Run Violation Fines

December 21, 2020

Dear Cobblestone Run homeowners,

It is with regret that we the Officers and Board of the association must inform you that, through the authority of the CRHA Covenants, a system of violation fines that will be enacted immediately. We need this tool because we have a small group of homeowners that are habitual in their violations (e.g. cars on lawns, signs, unkempt yard, etc.) and the letters/emails from Partners Realty are just ignored. Unfortunately, this will be the means we can use to ensure compliance and avoid this mindset from spreading and further impacting our community and its values.

We will fine the violators \$50 ten days after notification of the first violation and requests to correct the problem continue or ignored. If it is ignored, or it happens again after an initial violation had been previously identified (i.e. no "resets"), another \$100 is fined per violation. Thereafter, if it happens again and/or not remediated promptly, another \$100 is fined and we will involve our attorney. These inspection events occur during periodic checks of the community but can be reported by any association member.

This is not something we take lightly, nor we would want to have done, but is the reality of where we are.

Thanks for your attention,

CRHA President, Officers, and Board members

**Gerry Smothers
Allen Trump
Rickey Maddox
Michael Kreauter
Leah Ackerman
Evettae Hannibal
Carol Correia
Michaele Jerez
Marcos Jerez**