

HARBOR POINTE CONDOMINIUM ASSOCIATION OF DUNEDIN, INC.

VIOLATION POLICY

Pursuant to the authority within the Association's governing documents and Chapter 718, Florida Statutes, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for the Harbor Pointe, a Condominium.

1. A "violation" refers to any action or condition caused by an owner, tenant, or guest within the units or on the common elements that violates any covenant, rule or policy contained within the Association's Declaration, Bylaws, Rules & Regulations, or Board Policies (collectively, the "Governing Documents").
2. Violation Procedure:
 - (a) Violations must be promptly reported to the Association's Property Manager. The Property Manager or Board may also identify violations during routine or impromptu inspections of the community.
 - (b) Upon identifying a violation, the Property Management firm will provide notice of the violation to the owner and/or tenant (1st Notice) and afford the owner or tenant a reasonable time to cure the violation. The 1st Notice is a courtesy notice and will document the violation, identify the specific rule that has been violated, and will indicate how the violation may be corrected.
 - (c) If the violation is not cured within the timeframe specified by the Association, the owner or tenant will receive a second notice (2nd Notice) which will also afford the owner or tenant a further reasonable time to cure the violation. The 2nd Notice will also document the violation, identifying the specific rule that has been violated, and will indicate how the violation may be corrected.
 - (d) If the violation is not cured within the timeframe specified by the Association after the 2nd Notice, the matter will be turned over to the Association's attorney to initiate mediation, arbitration and/or litigation (as required by Florida law), at which point the owner will be responsible for the Association's legal fees pursuant to Article XVI of the Declaration.
 - (e) Depending on the nature and severity of the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to the attorney for enforcement at any point.
3. This violation policy supersedes any previous violation policy both past and present, and any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on this _____ day of _____, 2026.

Signed: _____

Title: _____

Print Name: _____