10/10/04

THE ISLANDS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
2004 CCR ENFORCEMENT POLICY - REV1

Your Board of Directors, in keeping with the purpose of the Association as found in CC&R Art IV, has adopted this policy in an effort to protect and enhance your investment as Homeowners. Authority for this action is granted by CC&R Sec 8.05, Limited Assessments, [c] limited purposes.
Limited Assessments are charges limited to individual homeowners, normally but not always related to the enforcement of CC&R requirements.

The following shall be effective from January1, 2004 until revised by the Board. Charges noted herein may be adjusted at any time as deemed necessary by the Board. The Board shall not be limited to the actions of this policy.

Sequence of events:

1. **First Notice:** Upon detection of violation by Management or receipt of complaint, Homeowner will be notified of infraction by way of a friendly reminder through mail or personal visit by Board member. Intent is to quickly correct misunderstandings through informal information exchange. A response by the Homeowner is required by the date stated in the notice or per agreement between Homeowner and visiting Board member.

2. **Second Notice:** A second notice to correct will contain an invitation to address the Board at a hearing to discuss the circumstance behind the homeowner's inability to comply. A response by the Homeowner is required by the date stated in the notice. (Owner is charged for all Association costs for follow-up on violations beyond 2 notices)

3. In the event the second notice does not bring closure, the owner in violation will be billed a progressive standard assessment for non-compliance to CC&Rs. This assessment shall be assessed each month in which the violation is observed and continue until the violation is corrected or agreement is reached between the owner and the Board, for correction. Assessment progression shall be $30 first month, $50 second month, increasing by $10 per month thereafter until corrected. If the infraction has not been corrected after 30 days following the second notice, the association shall also have the option to correct said discrepancy/discrepancies at the expense of the homeowner in violation.

4. **Exception: The Association shall have the option, following one 7 day notice, to correct at the owner expense, any discrepancy in lawn care, determined at the sole discretion of the Board to be unsightly. The homeowner shall also be subject to the progressive standard assessment as noted in item #3 (above).**

Overdue Accounts will be handled according to the current "Assessment Collection Policy".

Board Approval: _____ Date: 10-07-04
Mike DeMeyer, Vice President

The Vice President is acting president while Hugh Hubbard is incapacitated.

PO Box 1594 Nampa, ID 83653 Dennis, 208-468-0391 Fax, 208-467-7474