SOLIVITA COMMUNITY ASSOCIATION, INC.

COVENANT VIOLATION NOTICE AND FINE APPLICATION POLICY AND RESOLUTION OF ADOPTION

Pursuant to the obligations contained in Section 34.8 of the Amended and Restated Master Declaration of Solivita Community Association, the Board of Directors hereby adopts the following Policy concerning covenant violations and fines, which shall be effective immediately:

- Upon inspection of the property, if a violation is apparent, the Association, or its agent, shall provide the owner(s) notice of said violation and provide said owner(s) fifteen (15) days to bring the property into compliance. No fine shall be applied at this time.

- If the violation has not been cured within the time provided after the first notice, as described above, the Association, or its agent, shall provide the owner(s) a second notice that includes the date and time of a hearing before the fine committee. Said meeting shall not be convened prior to fourteen (14) days from the date of this notice. No fine shall be applied at this time.

- A hearing shall be held by the Violations Committee, as comprised in section 34.8.2 of the Amended and Restated Master Declaration.

    - The Violations Committee shall permit the owner(s) to speak and present evidence concerning the violation, if in attendance.
    - After reviewing the testimony, if any, and all evidence, the Violations Committee shall determine if a violation exists on the subject property, by a majority vote of the committee members.
    - If the Violations Committee determines a violation exists, the Violations Committee shall impose a fine of $100.00 per day, to begin the following day.
    - Non-attendance by the owner(s) shall not prevent the Violations Committee from reviewing the evidence and rendering a decision concerning the violation and possible fine.

- If the Violations Committee imposes a fine, the Association, or its agent, shall provide the owner(s) with notice of the hearing results, informing the owner(s) that a fine is being imposed immediately.

- No appeal of the Violations Committee decision is permitted, as neither the Amended and Restated Master Declaration nor section 720.306, Florida Statutes, require any such appeals process. Due process is satisfied by allowing the owner(s) the opportunity to present arguments, evidence, and challenges at the Violations Committee hearing.

- Each notice shall contain a clear description of the underlying violation and shall provide information to the owner(s). Separate notices shall be provided for separate violations.

- All notices are to be sent by regular, First Class mail to the owner(s) at the property address and any other address within the Association's records. Florida Law does not require notice to be sent by certified mail.

- Should any fine reach $1,000.00, the Association shall have the right to record a lien against the property to secure payment.

- The Association shall have the right to seek collection of any fine imposed, whatever the amount, through any permitted collection activity as provided for by Florida Law. The owner(s) shall be liable for any collection costs incurred by the Association.

The Covenant Violation Notice and Fine Application Policy, as described herein, is hereby adopted by unanimous consent of the Board of Directors of Solivita Community Association. Pursuant to the applicable bylaws of the Association, the adoption of this Policy shall be binding and take effect immediately.

IT IS HEREBY RESOLVED, the Board of Directors of Solivita Community Association adopts, approves, and installs the above-referenced Covenant Violation Notice and Fine Application Policy, which the same is given effect immediately. Notice of the same shall be provided to all Owners/Members of the Association.

The undersigned have acknowledged and agreed to the execution of the resolution, by unanimous consent, as witnessed by the signatures below, on this 23 day of July 2015:

President and Director, Board of Directors

Vice President and Director, Board of Directors

Secretary/Treasurer and Director, Board of Directors

SOLIVITA COMMUNITY ASSOCIATION, INC.

SECOND NOTICE OF VIOLATION
NOTICE OF HEARING

Re: [Property Address]

Dear Owner(s):

As you are aware, Solivita Community Association is a deed restricted community governed by its Declaration of covenants conditions and restrictions, as recorded in the Official Records of Polk County. By your ownership of the property listed herein, you have agreed to abide by the rules and regulations of the Association.

You were previously provided notice of a violation upon your property, by letter dated [FIRST LETTER DATE], wherein you were given 15 days to bring the property into compliance. Upon inspection of your property, it appears the violation has not been cured and the property is still not in compliance. The specific violation is as follows:

[Violation description]

HEARING: If the violation described above is not cured immediately, a hearing will be held on [HEARING DATE], at [HEARING LOCATION]. At this hearing, you will be given the opportunity to discuss the non-compliance with the Fine Committee and to provide explanation as to why you and your property should not be fined for such non-compliance. Your failure to appear at this hearing will not prevent the application of a fine, if warranted.

Please note, if the violation is not cured prior to the hearing, the Fine Committee could declare the violation actionable, and impose a fine, IMMEDIATELY, of $100.00 per day, for every day the violation continues to exist thereafter. The Association would also have the right to seek collection of said fines, through either a personal judgment or lien against your property, to the extent allowable by law. Legal fees, court costs, and other charges may be applied as well.

If you are unsure how to cure the violation or if you believe this violation has already been cured, please contact the Association Compliance Office immediately, by calling 863-427-7032, or by electronic mail at compliance@solivitahoa.com.

The Association appreciates your attention to this matter and your expected cooperation in resolving this matter.

Sincerely,

[Signature Block]

SOLIVITA COMMUNITY ASSOCIATION, INC.

NOTICE OF VIOLATION

Re: [Property Address]

Dear Owner(s):

As you are aware, Solivita Community Association is a deed restricted community governed by its Declaration of covenants conditions and restrictions, as recorded in the Official Records of Polk County. By your ownership of the property listed herein, you have agreed to abide by the rules and regulations of the Association.

Upon inspection of the community, it has come to our attention that the following non-compliance exists at your residence:

[Violation description]

We believe you should know this violation exists and that it is your obligation to ensure this above referenced non-compliance is cured timely. You will have 15 days from the date of this letter to bring the property into compliance. Failure to do so could lead to a second notice, a Violations Committee hearing, and possible Covenant Violation Fines in accordance with the Fine Application Policy.

If there are any extenuating circumstances that you wish to discuss, including, but not limited to seeking a short extension of time, or if you believe this violation has already been cured, please contact the Association Compliance Office quickly by calling 863-427-7032, or by electronic mail at compliance@solivitahoa.com.

The Association appreciates your attention to this matter and your expected cooperation in resolving this matter.

Sincerely,

[Signature Block]

Solivita Community Association, Inc.

[ADDRESS BLOCK]

NOTICE OF FINE

Re: [Property Address]

Dear Owner(s):

As you are aware, Solivita Community Association is a deed restricted community governed by its Declaration of covenants conditions and restrictions, as recorded in the Official Records of Polk County. By your ownership of the property listed herein, you have agreed to abide by the rules and regulations of the Association.

You were previously provided notice of a violation upon your property, by letter dated [FIRST LETTER DATE], wherein you were given 15 days to bring the property into compliance. Thereafter, you were provided with a second notice on [SECOND LETTER DATE] wherein you were informed of the continuing violation and the date and time of a hearing before the Fine Committee. As a result of that hearing, the Fine Committee has determined a violation exists and that notices were properly provided to you warning of this action. The specific violation at issue is described below:

[Violation description]

As a result of the two prior notices and the opportunity to be heard, and the failure to cure the underlying violation, your property is being fined $100.00 per day, starting on [DATE OF FINE COMMITTEE HEARING].

This daily fine will continue, each day, until the violation is cured and notice is provided to the Association of such cure. IT IS YOUR RESPONSIBILITY TO TIMELY NOTIFY THE ASSOCIATION OF THE COMPLETED WORK. Upon your notice, the Association will timely review and inspect the property and provide you with notice as to whether the violation has been cured and whether the property is in compliance with the governing documents.

Pursuant to Florida Law, once a fine is imposed upon the property, the obligation to pay the fine is vested. Curing the underlying violation will not reverse any fine already imposed. However, curing the underlying violation will prevent the application of any new, daily fine.

If you are unsure how to cure the violation or if you believe this violation has already been cured, please contact the Association Compliance Office immediately, by calling 863-427-7032, or by electronic mail at compliance@solivitahoa.com.

The Association appreciates your attention to this matter and your expected cooperation in resolving this matter.

Sincerely,

[Signature Block]