

# *Tanner Trails Homeowners Association*

## **Rules and Assessment Violation Policy**

Part of the Board's responsibility is to ensure homeowner compliance with Association rules and regulations. While we don't enjoy rule enforcement, it is a necessary activity to ensure fairness to all homeowners, as well as to protect the values of our homes. When a rule issue comes up, we address the item directly with the homeowner, seeking a quick and fair resolution.

Occasionally, there will be instances where a homeowner chooses neither to comply with the rules set forth by the Association nor rectify the situation as requested by the Board. To that end, we are adopting a **Rules and Assessment Violation Policy** should the need arise to employ more persuasive measures to rectify the violation.

Along the same line, we thought it would also be helpful to outline the policy for working with homeowners who do not pay their assessment in a timely fashion. It is in the best interest of the community that all homeowners pay their dues by the due date. While this has not been a significant problem, unpaid dues impair the Association's ability to meet its financial obligations. Your continued cooperation in submitting your assessment on time is essential to the financial success of the association.

Please review the following Rules Violation and Late Fee schedules that will take effect **July 1, 2010.**

### **Rules Violation:**

After a homeowner receives **notice of violation**, the homeowner will have 30 days to cure from the date of the letter.

If issue is not corrected after 30 days the Association will impose a fine of **\$25.00**.

If after 60 days the issue is still not cured, the Association will impose an additional **\$50.00** fine to be added to the original **\$25.00**.

For each 30 days thereafter an additional **\$100.00** will be imposed.

If the issue is not resolved 120 days from the date of the original **notice of violation**, the board reserves the right, pursuant to Article 6, Section 8 of the Declaration of Covenants, Conditions, Easements and Restrictions for the Tanner Trails Homeowners Association and the By-laws Article 2, Section 6(k) to rectify the violation at the homeowner's expense. This includes all costs, expenses and penalties incurred by or levied by the Board in connection with said violation. If necessary, this may include legal action with the courts and/or an application to enforce a lien on the property.

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## **Assessment Late Fee:**

The association will charge a **monthly late fee** of **\$10.00** on all quarterly assessments that are unpaid after 30 days.

After 60 days, Management will send out a collection letter. An **additional \$10** charge will be applied for each month that the assessment payment is delinquent.

If after 90 days the assessments are left unpaid, the unpaid total will be turned over to the attorney for the HOA for collection proceedings. The **homeowner will be responsible for all legal fees** incurred up to and including a lien placed on the property, if necessary.

We realize that extenuating circumstances arise. Therefore, we are always willing to work with homeowners regarding an issue. While we hope that we never have to impose any fees, we felt it was important to let the community know how we intend to deal with rule violations and assessments that are not addressed in a timely manner.

If you have any questions regarding the schedules above, please direct them, in writing to Elizabeth Sokacich at [esokacich@fosterpremier.com](mailto:esokacich@fosterpremier.com) or

**Elizabeth Sokacich/Property Manager**

**456B Weber Road**

**Romeoville, IL 60446**

Sincerely,

*Board of Directors for the Tanner Trails Homeowners Association*

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