

VIOLATION PROCEDURES

Mission Statement: We, the River Grove Board of Directors, hereby volunteer for the duty of defending and upholding the Covenants of the community of River Grove. "The Declaration of Covenants, Conditions, Restrictions, Reservations, Licenses and Easements for River Grove" serves as our guide and foundation for the community we reside in, and shall be the basis of all decisions made in the maintenance, preservation and beautification of our property. We hereby agree to defend this document, as charged by our neighbors and evidenced by our volunteerism and willingness to do so and hereby adopt the following as Due Process for violations of these covenants.

Procedures:

1. Residents are charged with reporting alleged violations, in writing to the Board, including the article and paragraph of the covenant violated via email or PO Box.
2. Upon receipt of such report, a notification of the grievance will be sent to homeowner.
3. The determination of whether the alleged violation constitutes a violation of the covenant will be the responsibility of the Board.
4. If a violation is identified, a notice of violation will be sent to the homeowner, by certified mail, to the last address on record with the Association. The letter will state the violation and reference the appropriate Article and paragraph in River Grove Declaration of Covenants. The letter of Violation will be signed by a Board Officer. If the violation is corrected within 14 days of the violation letter postmark date, no further action is required
5. Should the homeowner dispute the Board of Directors determination that a violation has occurred, they may appeal the decision. The appeal must be in writing, postmarked no later than 10 (ten) days after the postmark date of the notice of violation, and addressed to

the Secretary of the RGHOA (River Grove Homeowner's Association), P.O. Box 1778, Merritt Island, Florida, 32954-1778.

6. If the violation is not corrected within 14 days of the notice of violation postmark date and a hearing has not been requested, a fine will be assessed per the River Grove Fine Procedure on the 15th day. (River groves Covenants 1.19 and Florida Statute 720.305 (2a))
7. The homeowner's right to a hearing to dispute a violation does not apply to the imposition of suspensions or fines for annual assessments, special assessments, or individual assessments if such assessments are authorized by the River Grove Declaration of Covenants. (FL St 720.305(2b) This would be Annual Assessments, Special Assessments or Individual Assessments)
8. The homeowner's appeal shall be heard by the River Grove Covenant Enforcement Committee (CEC). The CEC shall be comprised of at least three (3) members of the homeowners' association appointed by the Board of Directors who are not officers, directors or employees of the association or the spouse, parent, child, brother, sister or an officer, director or employee of the association. The hearing will be scheduled by the Board of Directors and will take place within 14 days of the notice of violation postmark date. (FL St. 720.305 (2a))
9. The CEC will issue a written decision the day of the hearing to the attending Board Member(s) and the homeowner.
10. If a majority of the CEC affirmatively votes to impose a fine, the fine will be imposed in accordance with the River Grove Fine Procedure.
11. The assessment of the fine will begin no sooner than 15 days after the notice of violation postmark date. (FL St 720.305(2a))
12. If a resident repeats a prior violation, it shall not constitute a new violation but will be a "continuation of the prior violation" and no further action is required by the CEC. The fine shall commence on the date of repeat of the violation per the River Grove Fine Procedure.

13. A fine may be assessed against any member and may result in filing a claim of lien against the property.

In effect as of March 4, 2004.