

## **Watercrest Community Association**

### **Abatement Policy on Owners delinquent in maintaining/ repairing their homes / lots Board May 8, 2025 revision**

Homeowners who fail to maintain an aspect of their home will receive notices of violation per the Watercrest Non-Compliance Policy and Fining Process. Should a homeowner owner continue to fail to maintain an aspect of its home or property as required by the Declaration of Restrictions and Community Wide Standards after these notices, the Board of Directors can abate the violation, and contract the work to be done with the expense of the maintenance assessed to the homeowner.

To abate the violation the Board will conduct a vote, at a Board meeting, to classify the neglected repair or maintenance as a violation of the Declaration or Standards and will authorize the Association to enter the property to perform work to cure the violation. The vote shall be recorded in the meeting minutes.

Pursuant to the Declaration, section 5.9(A), The Homeowners' Association is required to give 30 days written notice of abatement to any Homeowner that violates the Declaration by failing to maintain or repair an aspect of their lot or home. The written notice will be sent via certified mail, return receipt requested and first class mail, from the HOA. The notice shall give the Owner 30 days to perform the work prior. If the work is not performed by the owner in this time frame, another notice will be sent to the owner which indicates the Association will be entering the property to perform the work and shall indicate the estimated time, date and the work to be performed as well as indicating the name, address, insurance certificate and contractor's license for the contractor. The notices shall indicate the prior attempts of the Association to have the Owner perform the work and recite the language in section 5.9 (A) of the Declaration that authorizes the HOA to enter the Owner's lot and perform necessary maintenance that the Owner failed or refused to perform.

If the Association ultimately performs the work, the cost of the work performed will be assessed to the homeowner along with an administrative fee of 10% of the cost of performing the work. Any related unpaid fines will also be converted to an assessment if not paid.

When entering a property, the Association shall take date stamped photographs of the property before and after entering the property. All costs in connection with performing the work shall be assessed against the Owner's lot pursuant to sections 6.5 and 7.4 of the Declaration.