

Carrollwood Village Phase III Association, Inc.

SCHEDULE FOR CORRECTION OF VIOLATIONS

Violation letter notices are mailed to homeowners and to the property addresses if homeowners do not receive mail at the property addresses.

If the violation letter notices mailed via first class mail are not returned as undeliverable, the homeowners are deemed to have received the notices.

All residents should respond in writing to the violation letter notices by emailing thevillage@greenacre.com, so the Board can review the responses if needed.

The Community Association Manager (CAM) is allowed to grant reasonable extensions if requested in writing.

1. The first violation notice letter will give the cure days listed below starting from the date the notice letter is sent (via first class mail).
2. The second violation notice letter will give the cure days listed below starting from the date the notice letter is sent (via certified mail).
3. If there still is no communication or corrective action taken, the Board at a posted meeting will vote to have the association attorney start the legal process. If approved, the Attorney Action Request (AAR) form will be sent to the attorney with the letters previously sent by the association. Alternatively, the Board may levy a fine of \$100 per day for all existing violations not to exceed \$1,000 against the Owner and the property until the violation(s) is corrected.
4. Once a fine is levied by the Board, the matter will be referred to the Fine Review Committee (FRC) and a Fining Notification Letter will be sent to the Owner advising of the fine and scheduling the matter to be heard by the FRC. The Owner will be given the opportunity to attend the FRC Meeting and submit any evidence it would like the FRC to consider in deciding to approve or reject the fine.
5. At the Fine Review Committee Meeting, the Owner will have the opportunity to be heard and submit evidence. The FRC will decide whether to approve or reject a fine. If the FRC approves the fine, the Owner must remedy the violation and pay the fine within thirty (30) days. If the violation is not remedied and the fine is not paid within thirty (30) days, the matter will be referred to association counsel to file a claim of lien on the property and begin collection proceedings.
6. If the Fine Review Committee rejects the fine, the matter will be referred to the Board for reconsideration and a potential levy of a new fine.
7. If the violation is still not cured, and any imposed fine is not paid, legal action may be instituted, and the Owner will be responsible for all attorney's fees and costs that are incurred.

Type	Violation	Description	Remedy	Cure Days *
Grounds	Bushes/Shrubs	Trim bushes/shrubs	Remedy	30
Grounds	Dead Plants	Remove or replace dead or diseased plantings	Remedy	30
Grounds	Dead Sod	Repair/replace lawn	Remedy	30
Grounds	Lawn Maintenance	Mow, edge, weed and trim lawn	Remedy	30
Grounds	Palms	Trim palms including dead or low limbs and/or remove dead palm fronds	Remedy	30
Grounds	Pavement Weeds	Remove pavement weeds	Remedy	30
Grounds	Trim Street Tree	Street tree needs to be uplifted/trimmed to allow for pedestrian traffic on the sidewalk and vehicle traffic on the roadway	Remedy	30
Grounds	Underperforming Lawn	Underperforming lawn - rejuvenate lawn by altering nutrition or other management practices, or replace with grass and plant material suited to site conditions	Remedy	30
Grounds	Weed Beds	Weed landscaped beds	Remedy	30
Items In View	Advertising Signs	Remove advertising sign from property	Remedy	30
Items In View	Basketball Goal	Portable basketball goals need to be upright and in good condition	Remedy	30
Items In View	Children's Toys	Remove children's toys from public view when not in use	Remedy	30
Items In View	Debris	Remove debris from property and public view	Remedy	30
Items In View	Dog Waste	Clean up after pet	Remedy	30
Items In View	Equipment (AC, Pool, etc.)	Screen all equipment (AC, pool, etc.) from public view	Remedy	30
Items In View	Garage Doors	Keep garage doors closed on a regular basis	Remedy	30
Items In View	Holiday Lights	Remove holiday lights	Remedy	30
Items In View	Miscellaneous	Remove miscellaneous item(s) from view	Remedy	30
Items In View	No Prior ARC/ACC Approval	Submit the appropriate Architectural Request Form (ARC/ACC)	Remedy	30
Items In View	Noise Disturbances Pet	Cease allowing dog to bark continuously disturbing neighboring properties	Remedy	30

Items In View	Propane Tank	Screen propane tank from public view	Remedy	30
Items In View	Running Business	Cease and desist running a business from the property	Remedy	30
Items In View	Signs/Flags	Remove signs/flags from property	Remedy	30
Items In View	Trash Cans/Recycle Bins	Conceal trash cans/recycle bins from public view on non-pickup days	Remedy	30
Items In View	Unleashed Pets	Pets must be leashed at all times - not allowed to run loose within community	Remedy	30
Maintenance	Discolored Driveway	Remedy discolored driveway	Remedy	30
Maintenance	Discolored Fence	Remedy discolored fence	Remedy	30
Maintenance	Discolored House	Remedy discolored house including house, trim, doors, garage door and chimneys	Remedy	30
Maintenance	Discolored Sidewalk and/or Walkways	Remedy discolored sidewalk and/or walkways	Remedy	30
Maintenance	Missing Address Numbers	Replace the house numbers on the mailbox and/or house so they are visible	Remedy	30
Maintenance	Mailbox	Remedy discolored mailbox and/or mailbox post	Remedy	30
Maintenance	Rotten Wood	Replace rotten wood	Remedy	30
Maintenance	Roof, Drip Edge, Gutters	Remedy discolored, roof, drip edge and gutters	Remedy	30
Vehicles	Boat/Trailer/RV	Remove RV, boat and/or trailer from view	Remedy	30
Vehicles	Commercial Vehicle	Remove commercial vehicle from property and/or public view	Remedy	30
Vehicles	Expired Tag	Remove vehicle with expired tag or renew tag for vehicle	Remedy	30
Vehicles	Inoperable Vehicle	Remove inoperable vehicle from view	Remedy	30
Vehicles	Sidewalk	Vehicle parked blocking sidewalk	Remedy	30
Vehicles	Sidewalk/Grass	Cease parking vehicles on grass/easement	Remedy	30

* From dates of the first and second violation letters as applicable

Adopted on **Mar 30, 2023** as Resolution III. by the Board of Directors

Jack Crutchfield
 Jack Crutchfield (Mar 30, 2023 13:01 EDT)
 President

Andrew B Titen
 Andrew B Titen (Mar 30, 2023 14:20 EDT)
 Secretary

4 Violation Policy - Phase III Final (03-23-2023)

Final Audit Report

2023-03-30

Created:	2023-03-30
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAE4mCaWLI530jM5GIQKgQsEI74zSpgCYH

"4 Violation Policy - Phase III Final (03-23-2023)" History

 Document created by Dawn Archambault (darchambault@greenacre.com)

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 Signer atiten@tampabay.rr.com entered name at signing as Andrew B Titen

2023-03-30 - 6:20:12 PM GMT

 Document e-signed by Andrew B Titen (atiten@tampabay.rr.com)

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 Agreement completed.

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