

Click or tap to enter a date.

[Owner Name\Mailing Address]

RE: Asbel Creek Association, Inc.

Lot # [Prop Acct #] - [Prop. Street Address]

Annual Courtesy Notice – Spot Violation - Choose an item.

Dear [Owner's Name]:

On a routine inspection of the Asbel Creek community, it was noted that Choose an item. - which does not comply with the deed restrictions of your community.

As the Declaration of Covenants, Conditions and Restrictions are designed to promote harmony within the Community, **please correct this violation immediately.**

This is intended to be a courtesy notice of the above-referenced violation and an opportunity to cure the above violation before fines or legal enforcement are sought. Please be aware you will only receive one courtesy notice in a calendar year, if the violation repeats you will immediately begin to accrue a fine. **The fine for the current violation is \$100 per day, up to \$1,000 total if uncured.**

As allowed in Florida Statutes 720, the Association now has a Fining Committee. All violations will be handled according to these steps:

- 1st letter (*Courtesy Notice*) will notify the homeowner there is a violation and give the homeowner a timeframe in which to correct the violation.
- 2nd letter (*Fining Commencement*) will state the violation has not been corrected within the applicable timeframe, and that fines have begun to accrue. The letter will also advise you of the date at which your hearing will take place before the Fining Committee.
- 3rd letter (*Imposed Fine*) will state that a fine has been imposed, and that if the violation remains uncured, the matter will be referred to the association attorney for legal enforcement.

We thank you for your imminent attention to this matter, if you have any questions please do not hesitate to contact us at the number provided.

Sincerely,

Property Manager Information
On behalf of Asbel Creek Association

Click or tap to enter a date.

[Owner Name\Mailing Address]

RE: Asbel Creek Association, Inc.

Lot # [Prop Acct #] - [Prop. Street Address]

Annual Courtesy Notice – Continuing Violation - Choose an item.

Dear [Owner's Name]:

On a routine inspection of the Asbel Creek community, it was noted that Choose an item.- Which does not comply with the deed restrictions of your community.

As the Declaration of Covenants, Conditions and Restrictions are designed to promote harmony within the Community, **please correct this violation within 15 days from the date of this letter.**

This is intended to be a courtesy notice of the above-referenced violation and an opportunity to cure the above violation before fines or legal enforcement are sought. Please be aware you will only receive one courtesy notice in a calendar year, if the violation is repeated you will immediately begin to accrue a fine. **The fine for the current violation is \$100 per day, up to \$1,000 total if uncured.**

As allowed in Florida Statutes 720, the Association now has a Fining Committee. All violations will be handled according to these steps:

- 1st letter (*Courtesy Notice*) will notify the homeowner there is a violation and give the homeowner a timeframe in which to correct the violation.
- 2nd letter (*Fining Commencement*) will state the violation has not been corrected within the applicable timeframe, and that fines have begun to accrue. The letter will also advise you of the date at which your hearing will take place before the Fining Committee.
- 3rd letter (*Imposed Fine*) will state that a fine has been imposed, and that if the violation remains uncured, the matter will be referred to the association attorney for legal enforcement.

We thank you for your imminent attention to this matter, if you have any questions please do not hesitate to contact us at the number provided.

Sincerely,

Property Manager Information
On behalf of Asbel Creek Association

Click or tap to enter a date.

[Owner Name\Mailing Address]

RE: Asbel Creek Association, Inc.
Lot # [Prop Acct #] - [Prop. Street Address]
Fining Commencement - Choose an item.

Dear [Owner's Name]:

Our records show that you have been previously notified concerning a violation of the Association's deed restrictions by means of a courtesy letter and that the violation still exists.

Specifically:

Please be advised that fines will begin to accrue immediately in the amount of \$100 per day for each day the violation is not cured, up to a total of \$1,000.

The Fining Committee will be meeting on [Click or tap to enter a date.](#) to review the proposed fine. You will be afforded the opportunity to appear before the Fining Committee and are encouraged to do so.

To avoid fines being imposed, please contact me as soon as you receive this letter to confirm your action plan for immediate remediation of the violation.

Sincerely,

Property Manager Information
On behalf of Asbel Creek Association

Click or tap to enter a date.

[Owner Name\Mailing Address]

RE: Asbel Creek Association, Inc
Lot # [Prop Acct #] - [Prop. Street Address]
Imposed Fine - Choose an item.

Dear [Owner's Name]:

As you are aware, Asbel Creek is a Deed Restricted Community. When you purchased your home you agreed to abide by the Conditions, Architectural Control and Deed Restrictions set out in the documents of the HOA. You have been provided the opportunity to correct the violations stated below to bring your property into compliance with the Conditions and Restrictions to which you agreed to as stated in your HOA requirements.

The violations are as follows:

Pursuant to our letter of _____, 20____, a fining hearing was held on _____, 20____.

After hearing testimony and viewing evidence of the alleged violation the Fining Committee confirmed the proposed imposition of the fine.

As the proposed fine was confirmed, the Board of Directors has voted by at least a majority vote of the directors at a duly noticed and called Board meeting on _____, 20____ to impose the fine. The fine of \$_____ is immediately due and payable to the Association.

Please be advised that if the violation is not cured, this matter will be referred to the Association's attorney to commence legal proceedings, up to and including the filing of a lawsuit, in order to obtain compliance.

Sincerely,

Property Manager Information
On behalf of Asbel Creek Association