

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC.
VIOLATION POLICY

Pursuant to the authority within the Association's governing documents and Florida Statute Section 718, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for Bel-Forest Manor Condominium Association, Inc..

1. A "violation" refers to any action or condition caused by an owner, tenant, or guest within the units or on the common elements that violates any covenant, rule or policy contained within the Association's Declaration, Bylaws, Rules & Regulations, or Board Policies (collectively, the "Governing Documents").
2. Violation Procedure:
 - (a) Violations must be promptly reported to the Association's Property Manager, Jenny Kidd, via email: JKidd@ameritechmail.com . The Property Manager or Board may also identify violations during routine or impromptu inspections of the community.
 - (b) Upon identifying a violation, the Property Management firm will provide notice of the violation to the owner and/or tenant (1st Notice) and afford the owner or tenant a reasonable time to cure the violation. The 1st Notice is a courtesy notice and will document the violation, identify the specific rule that has been violated, and will indicate how the violation may be corrected.
 - (c) If the violation is not cured within the timeframe specified by the Association, the owner or tenant will receive a Final Notice letter indicating that if the violation is not cured within the new timeframe, the matter will be referred to the Association's attorney.
 - (d) If the violation remains uncured after the Final Notice, the matter will be turned over to the Association's attorney to initiate mediation and/or litigation, at which point the owner may be responsible for the Association's legal fees.
 - (e) Depending on the nature and severity of the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to the attorney for enforcement at any point.
 - (f) In addition to the above remedies for maintenance violations the Board reserves the right to invoke the authority contained in Article II, Section 5 of the Bylaws, and the Association may enter the Unit to correct the violation after reasonable notice to the owner. The cost of abatement shall be sought by the Association as damages as provided for in Article II, Section F of the Bylaws. Should the Association file suit to collect damages, the prevailing party in any such lawsuit shall be entitled to an award of its reasonable attorney's fees and costs.
3. This violation policy supersedes any previous violation policy both past and present, and any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

The above violation policy and timeframes are intended to be a guideline and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on this 22nd day of January, 2025. 2026

Signed: 
Print name: Mike Peters Title: President

Bel Forest Manor Condo Assn.