

MOSSY CREEK VIOLATIONS AND LETTER/FINE SCHEDULE

In accordance with the Governing Documents of the community " The right of the Association to promulgate and enforce reasonable regulations governing the use of the same to ensure the safety and rights of all Owners." Your Board of Directors has been tasked with preserving home values and quiet enjoyment for all owners. To help ensure these values are preserved your Board of Directors has implemented a new violations and letter/fine schedule. It was created to give owners a fair amount of time to comply with citations but still ensure problems are solved.

Citable Violations:

Please see your Governing Documents for a full and complete listing of citable violations.

http://www.fsresidentialcharleston.com/mossey_docs/Mossey%20Creek%20Covenants%20OCR.pdf

Your governing Documents will describe in full what is considered a violation when it comes to different matters such as parking, boats, RV's, and so on.

Violations for landscaping will be based on a worse than average appearance or what a reasonable person would consider acceptable

All violations will be sent to the Board of Directors to discuss and approve before being mailed out.

Letter and Fine Schedule:

If a violation of the Governing Documents is viewed and reported in the community the process for the community for violations and fines is as follows;

First Violation –courtesy Letter 1 is sent.

Second Violation (7 days after first violation) courtesy Letter 2 is sent.

Third Violation (7 days after second violation) Letter 3 is sent with a \$25.00 fine assessed to owner.

Fourth Violation (7 days after third violation) Letter 4 is sent with a \$50.00 fine assessed to owner.

All violations after the fourth violation (7 days after previous violation) the fine will double.

*Fines for violations will need to be paid in full within 30 days. You may make payment through your online account or by sending a check to Mossy Creek HOA, PO Box 1207, Commerce, GA 30529.

Thank you for taking the time to read through this mailer and being a great community to live!