

ALDER POINT HOMEOWNER'S ASSOCIATION
FOUR-STEP COVENANT ENFORCEMENT PROCEDURE

Adopted by the Board of Directors, September 6, 2005

Revised September 17, 2007

All members of our neighborhood have acknowledged and, by acceptance of a deed to their homes, have agreed to abide by the CC&R's. However deviations do occur and should be handled according to the following four-step process:

1. Complaints or notification regarding apparent deviations from the CC&R's should be sent in writing to Development Services, Inc. After verification that a deviation has occurred, the Board authorizes DSI's Project Manager to send a letter to the member requesting specific action to correct the deviation, if such letter has not already been sent. Development Services, Inc. performs regular drive-through's in the subdivision.
2. If the deviation is not corrected or the member does not respond within seven (7) days, DSI's Project manager is authorized to send a second letter to the member requesting the deviation be corrected within seven (7) days otherwise a Board Hearing may be called to review the issue. Personal emergency, health, employment, financial and other factors will be considered.
3. If the deviation persists without cooperation, the member is invited to a meeting with the Board of Directors in another attempt to correct the deviation. The invitation to meet with the Board of Directors is sent by certified mail, return receipt requested, at the member's expense. All related costs are charged to the member's homeowner's assessment account.
4. If the mediation fails or if the member fails to attend, the matter may be referred to an attorney to assist the Board of Directors in deciding what course of action to pursue. All related costs are charged to the members' homeowner's assessment account. A fixed dollar fine of \$200.00 may also be imposed at this point. **Note: This procedure may be modified for repetitive violation of the CC&R's and rules for Alder Point.**

Submit complaints, questions or concerns to:

Alder Point Homeowner's Association

C/o Development Services, Inc.

9601 W. State St., Ste. 203

Boise, Idaho 83714

Phone (208) 939-6000

Fax (208) 939-6118