

VICTORIA LAKES COMMUNITY ASSOCIATION INC COVENANT ENFORCEMENT POLICY

The covenants are in place to help protect and maintain our property values, as both a collective neighborhood and as individual homeowners. The covenants allow enforcement and the bylaws allow the Board of Directors to establish policies and procedures for enforcement.

Effective **January 1, 2026**, the following Fine Policy will be used to help with enforcement:

- **ARCHITECTURAL CONTROL** - ANY exterior project installed **without** a request or **without** pre-approval within 60days is subject to an immediate Fine of \$100.00. The formal request document can be found online at <https://www.abcmangement.org/forms>.
- **1st Occurrence**: Reminder Letter
- **2nd Occurrence (within 30 days or the calendar year)**: \$50.00 Fine
- **Each Recurrence (within 30 days or the calendar year)**: \$50.00 Fine
- **Each Recurrence with TRAILERS, BOATS, CAMPERS**: \$100.00 Fine
- **Accumulative fine balances of \$300 or more are subject to legal Collections and/or Legal enforcement**

This policy is intended to help ensure the use restrictions are maintained, to protect the value and desirability of Victoria Lakes Association Inc., and to protect the investment of the individual property owners.

From the governing documents:

Covenant Section 35. Enforceability. The Association and Developer and any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of these Restrictions. Failure by the Association or the Developer to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Covenant Section 39. Cost and Attorney's Fees. In the event the Association is successful in any proceeding, whether at law or in equity, brought to enforce any restriction, covenant, limitation, easement, condition, reservation lien, assessment or charge, they shall be entitled to recover from the party against whom the proceeding was brought, the attorney fees and related costs and expenses incurred in such proceedings.

Bylaws Article VII. Powers and Duties of the Board of Directors. Under Duties, it specifies "Cause all of the Restrictive Covenants for any Section of Association to be adhered to and enforced." Section 1 states the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Area and facilities and the personal conduct of the members and their guests thereon, and to establish penalties for the infractions thereof.