

COVE LAKE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 826

REDAN, GEORGIA 30074

Telephone, 678-418-5277

Email, covelakedekalb@yahoo.com

Marty Garrison, Chair-Architectural Control Committee (ACC)

c.c. Secretary

c.c. Board of Directors

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**See below guidelines for action to be followed pursuant to not
Following ACC GUIDELINES.**

ACC VIOLATIONS GUIDELINES

1. ACC Violation letter sent to Cove Lake homeowner informing homeowner of ACC Violation and giving homeowner seven (7) days to correct violation.
2. If not corrected, seven (7) days later a WARNING letter is sent to homeowner notifying homeowner that if they do not correct violation a fine will be imposed, per Article V, Section 5 of the Declaration of Easements, Covenants, Conditions and Restrictions of Cove Lake.
3. Seven (7) days later a FINAL WARNING letter is sent stating that a fine has been imposed and a ten (10) day notice of Intent to Lien is sent.
4. After thirty (30) days, the account is turned over to the HOA's Attorney for further action.
5. Attorney immediately sends a ten (10) Day Demand for Payment letter citing the Intent to Lien.
6. By sixty (60) days late, attorney files a lien against the debtor's property and may, if appropriate, invoke restriction to amenities, acceleration of fees due for the remainder of the fiscal year, garnishment of wages, seizing assets for resale (cars, boats, etc.).
7. By 120-180 days late, the HOA may consider processing a foreclosure action.

(Copies of all correspondence to homeowners should be sent to Cove Lake HOA Secretary, Treasurer and Board of Directors.)