

## **THE RIDGES HOMEOWNERS ASSOCIATION POLICY AND PROCEDURE FOR COVENANT VIOLATIONS**

Pursuant to the Declaration of Covenants, Conditions, Restrictions, and Easements of The Ridges, a Subdivision in Douglas County, Nebraska (the "Covenants"), the Board of The Ridges Homeowners Association ("RHOA") has adopted the following procedure effective as of September 1, 2008 to address violations of the Covenants by members of the RHOA.

1. All members of the RHOA are expected to fully comply with the Covenants and promptly resolve and correct all violations of the Covenants after receiving notice.
2. All complaints relating to violations of the Covenants shall be promptly presented to the Property Manager for the RHOA.
3. The Property Manager for the RHOA shall be responsible for addressing all Covenant violations. This responsibility includes issuing all appropriate notices as directed by the RHOA Board of Directors.
4. Any member of the RHOA believed to be in violation of the Covenants shall receive a written notification containing the following information:
  - A statement of the particular act or omission deemed to be in violation of the Covenants.
  - A deadline to correct the Covenant violation or to contact the Property Manager to discuss a resolution. This deadline shall provide the member at least two (2) business days to resolve the issue.
  - The member shall be advised that a failure to be in compliance with the covenants in a timely manner shall result in legal action.
5. Whether corrective action by the member is timely or sufficient shall be subject to the complete discretion of the RHOA Board.

Updated by The Ridges Board of Directors on August 12, 2015.