

Lake Meeler Compliance and Enforcement Policy

1. General

The Lake Meeler Association's Board of Directors (Board) is responsible for enforcing Georgia Property Owners Act (POA), Lake Meeler Covenants, Conditions, and Restrictions, as amended, (Declarations) and Bylaws. Additionally, in accordance with these documents, the Board is authorized to adopt community rules, regulations, design, and construction standards, and enforce all of the above covenants, rules, regulations, and restrictions by, among other means, levying fines against violators. Declaration Article VIII provides the authority and options for enforcement including but not limited to levying sanctions (fines) for violations.

In accordance with the Declaration and Bylaws, fines may be assessed for each separate instance of a violation. Fines may be imposed each day a violation continues, such as installing and maintaining unapproved exterior modification on a lot. The fining procedures specified below are in addition to any other remedies that are available under the POA, Declaration, Bylaws, or Georgia Law.

2. Process

a. Reporting:

- 1) Any homeowner may submit a complaint about an alleged violation. The Board and/or Association Manager may also directly report a violation.
- 2) The complaint should include a brief description of the complaint, location or address, photographs, or other pertinent information.
- 3) Violations may be reported by email to Lake Meeler's Compass Association Manager Danisha Newkirk at danisha@compassassocmgmt.com or by mail to Compass Management Association, 1011 Woodridge Lane, Suite #103; Watkinsville, GA 30677.

b. Violation Confirmation:

- 1) The Association Manager will review the complaint and confirm a violation exists.
- 2) The Association Manager will forward a copy to the Board President and Secretary within two (2) business days of the complaint submission date. The Association Manager should include relevant information and recommendations unless another representative has been designated by the Board.
- 3) A Board member or President will review the complaint and provide recommendations to the Association Manager within two (2) business days unless the Association Manager has been pre-authorized to act as it relates to certain violations.

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3. Violations

All homeowners should familiarize themselves with Lake Meeler Declaration and Bylaws which are available on the Compass Homeowner's website (<https://www.Compassassocmgmt.com>).

4. Procedure

a. Step One: Courtesy Notice

- 1) The Association Manager will send a courtesy email to the homeowner requesting the violation be resolved within ten (10) days from the date of the email.
- 2) The email will only address verified violation(s). The origin of the complaint is not material.
- 3) Homeowner should respond via email citing any mitigating circumstances. Failure to respond and/or cure the violation within the ten (10) day period will result in the violation being moved to Step Two.
- 4) At the conclusion of the ten (10) days a formal NOTICE will be sent if the violation has not been satisfactorily resolved.

b. Step Two: NOTICE of Violation & Sanctions

- 1) The Association Manager will send a NOTICE via certified mail to the homeowner citing the violation. The NOTICE will include a description of each violation and applicable rule, regulation, or restriction and the date the remedy must be completed.
- 2) The homeowner will have fifteen (15) days from the date of the NOTICE to correct each violation. Enforcement action may include levying daily fines.
- 3) At the conclusion of the fifteen (15) day remediation period, a fine of \$10.00 per day, per violation may be levied against the homeowner. The amount may be changed at the sole discretion of the Board.
- 4) If a homeowner corrects a violation and the same type of violation occurs again within twelve (12) months, the Association Manager will send an email to the homeowner that a fine of twenty dollars (\$20.00) per day for each day each violation continues effective on the date of the email notice. The Board may choose to issue a NOTICE letter indicating fines have once again commenced.

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c. Resolution

- 1) The homeowner should notify the Association Manager when corrective action is completed.
- 2) The Association Manager determines if the remedy satisfies each reported violation.
- 3) The Association Manager will record final disposition and notify the Board President, Secretary, and homeowner.

d. Appeals

- 1) Homeowners have the right to contest violation(s) findings or fine(s).
- 2) A hearing may be requested by the homeowner within five (5) days of the NOTICE date.
- 3) Appeals must be sent to the Association Manager.
- 4) If a hearing is approved, the Association Manager will coordinate a date, time and place for the hearing which will be held in Board Executive Session. The homeowner may participate and present their position or circumstances directly related to the contested violation or fine.
- 5) Results will be noted in Executive Session meeting minutes. The violating homeowner will be notified.

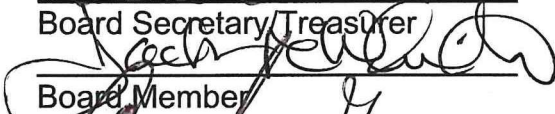
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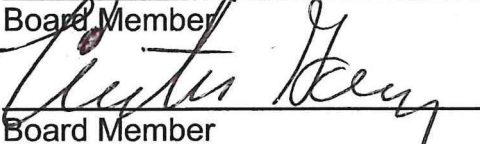
RESOLVED AND ADOPTED by the Board of Directors of Lake Meeler Homeowners Association, Inc., this 5th day of October 2025.

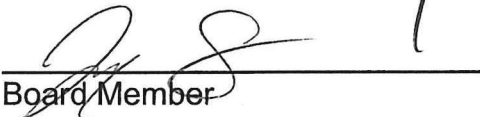
LAKE MEELER HOMEOWNERS ASSOCIATION, INC.

By: 
Board President


Board Secretary/Treasurer


Board Member


Board Member


Board Member