

What you should do if you receive a violation letter

Almost every home has received at least 1 violation letter. Every resident of Camden Pointe takes pride in their home. Don't let the letter ruin your day!

When you happen to get one, here's a suggested list of steps to follow:

1. cuss
2. Read the letter.
3. cuss, again
4. Take a deep breath - realize it's not personal.
5. Evaluate the letter and ask yourself these questions:
 - o Is the violation still there?
 - o Do you have a plan to correct the violation already?
 - o When do you plan to correct the violation?
6. Take another deep breath.
7. Call the management company and let them know the status of the violation and your plan to address the letter. Remember - they are here to help keep the value of your home - and all our homes - they are not the enemy! Be calm and be nice when you call. Thank you.

- **How do I report a violation?**

Residents of Camden Pointe are proud of their homes and neighborhood. From time to time a homeowner may not keep their property as required by the covenants. If you approach the neighbor with a positive attitude and kind spirit in many cases they will rectify the violation. If talking with your neighbor hasn't worked or you would prefer not to get directly involved please follow the procedure below.

- Violations of Design Standards should be reported to the management company. The ACC will be notified of said violation and will be asked to review and provide recommendations to the management company.
- Political or commercial signs on property lawns, boats or recreational vehicles in driveways for extended periods of time, and trash containers stored where visible from the street, are frequent violations.

In the event of a violation of any standard, the management company shall give written notice by first class mail to the owner setting forth in reasonable detail the nature of such violation and the specific action or actions needed to be taken to remedy the violation.

The owner shall have thirty days to remedy the violation. If the owner does not remedy the violation or contact the management company within 30 days, a certified letter will be sent by the management company giving the owner a minimum of 10 additional days to remedy the violation before further review by the ACC and possible action including liens and/or a referral to the Association's legal counsel.