

Taylor Plantation Property Owners Association Policy regarding failure to utilize ARB Process:

Modifications to the appearance of a lot or home that fail to utilize the ARB approval process as described in Article V of the Covenants, Codes and Restrictions may result in the following consequences:

- Modifications that appear to be compliant with current policies of the Association:
 - A notification letter will be sent to the owner of record with notification of violation of the ARB process and a \$100 violation fine. If the homeowner is new to the neighborhood (within 12 months) or has never applied for a modification the letter will be in the form of a warning and the fine will not be levied if an ARB is submitted within 5 business days.
 - Homeowner will be required to submit an ARB for the modification within 5 business days from receipt of the notification letter. Homeowner must include the \$75 ARB fee (where applicable) with the submission if the type of modification requires it per the ARB process (the \$100 fine does not cover the \$75 fee). Failure to submit within the 5 day window will result in an additional \$100 per business day fine being assessed against the lot. Once received by the POA daily fines will be suspended until the POA Board has had the opportunity to review and disposition the request.
 - If ARB is not approved the homeowner will have 10 business days to remedy the discrepant modification.
- Modifications that are not compliant with policies of the Association:
 - Modifications that are not compliant with the policies of the association and for which an ARB request was not submitted will not be approved or granted an exception to policy.
 - Homeowners in violation of the ARB process and Article V of the Covenants, Codes and Restrictions will be referred to the POA Lawyer for legal action.

This amended policy is effective as of 5/6/2020. Modifications completed prior to that date but after the previous policy revision (4/18/18) are also subject to provisions of this policy.