

Introduction Page

Scope and Duties of the RSCCC

River Strand Community Compliance Committee (RSCCC)

The (RSCCC) functions as an adjunct to the River Strand Board of Directors (RSBOD). The Committee works with the Property Manager (PM), The Icon Team (Icon) and the homeowners to help make River Strand (RS) a pleasant and attractive place to live. The Committee provides suggestions, advice and recommendations to the River Strand Board of Directors (RSBOD) intended to preserve and enhance the quality and integrity of the RS Community. The RSCCC is tasked with ensuring compliance and resolving non-compliance disputes with regards to the “**Declaration of Covenants, Conditions and Restrictions**” for River Strand (RS) and for Heritage Harbour (HH) Community.

Ultimate decision authority rests solely with the River Strand Board of Directors.

Mission:

The RSCCC will help homeowners and residents to comply with the “**Covenants, Conditions and Restrictions**” for RS and for HH by enhancing communication to all residents of RS and ensuring that the rules and regulations are followed. The Committee will assure that rules and regulations are equally followed by/and applied to all residents, and if the rules or regulations are not clear and relevant, they will suggest changes, additions and even deletions.

Vision:

The RSCCC's actions, together with the PM's, Icon's and the RSBOD's, are intended to maintain and improve in making River Strand a pleasant and attractive place to live. “The Team's” activities will promote community, security, peace of mind, fairness and equality to all River Strand residents.

Process:

The basis for all activities by The RSCCC will be the “**Declaration of Covenants, Conditions, and Restrictions for River Strand**” AND the “**Declaration of Covenants, Conditions, and Restrictions for Heritage Harbour Community**”. These documents are issued to ALL RS homeowners at time of purchase and should be reviewed and followed by all residents. The documents are posted on the River Strand web site: www.riverstrandgolf.com

Violations or non-compliance with these regulations will bring prompt and equitable action by the PM, Icon, RSCCC and RSBOD as stated in the following pages. Their involvement is intended to bring issues into compliance and to correct any violations to the rules we have all agreed to live by in this community.

The process will follow a defined timeline to insure prompt corrections and to minimize the penalties that may be assessed to homeowners who are in violation.

Players:

Making RS a pleasant and attractive place to live is the responsibility of **ALL residents** in the community.

The Homeowners are the most important players when it comes to adhering to the “Declaration of Covenants, Conditions, and Restrictions for RS AND HH”. Each owner is responsible for any and all violations by his tenants, licensees, invitees or guests at any time.

The River Strand Board of Directors. (RSBOD) This body is responsible for enforcing all covenants, conditions, restrictions, rules and agreements applicable to any real property within RS.

The River Strand Community Compliance Committee (RSCCC): Adjunct advisory group to the RSBOD who works with the homeowners, the PM and Icon to promote adherence to the “Declaration of Covenants, Conditions, and Restrictions for RS AND HH.”

This group advises the RSBOD as to what actions should be taken to ensure compliance and adherence to our bylaws. It will also suggest actions and penalties that will be levied against homeowners who have violated or are not in compliance with the bylaws. The RSCCC communicates with the RS homeowners regularly, via e-blast to report on its activity and to promulgate the RS and HH bylaws.

The Property Manager and The Icon Team: Works closely with all “Players” listed here and effect any and all actions necessary to correct a violation or non-compliance to the bylaws in the predetermined time frame. The PM and Icon communicates often and completely with all “Players”.

RSCCC Membership Rules and Guidelines

The RSCCC shall consist of between three (3) and nine (9) voting members. The number may vary and be changed as the Committee grows with the community development and its duties and scope may be expanded.

- The Chairperson may be nominated and confirmed by majority vote of the Committee and/or appointed by the River Strand Board of Directors, which will provide confirmation of said chairperson and Committee members.
- Voting members to fill vacant seats shall be selected from the RS community volunteers by majority vote of the RSCCC members and approved by the RSBOD.
- A quorum shall be obtained when no less than three (3) members are present at any meeting.
- A Chairperson may be removed from office by a majority vote of the Committee. Committee members can be removed from the committee by the RSBOD.
- A voting member who misses three (3) monthly meetings, without providing prior notice or acceptable reason for absence, will be considered as having vacated their seat and shall be replaced.
- The Chairperson shall provide up-to-date information about on-going business to the RSBOD regularly as they affect the community.

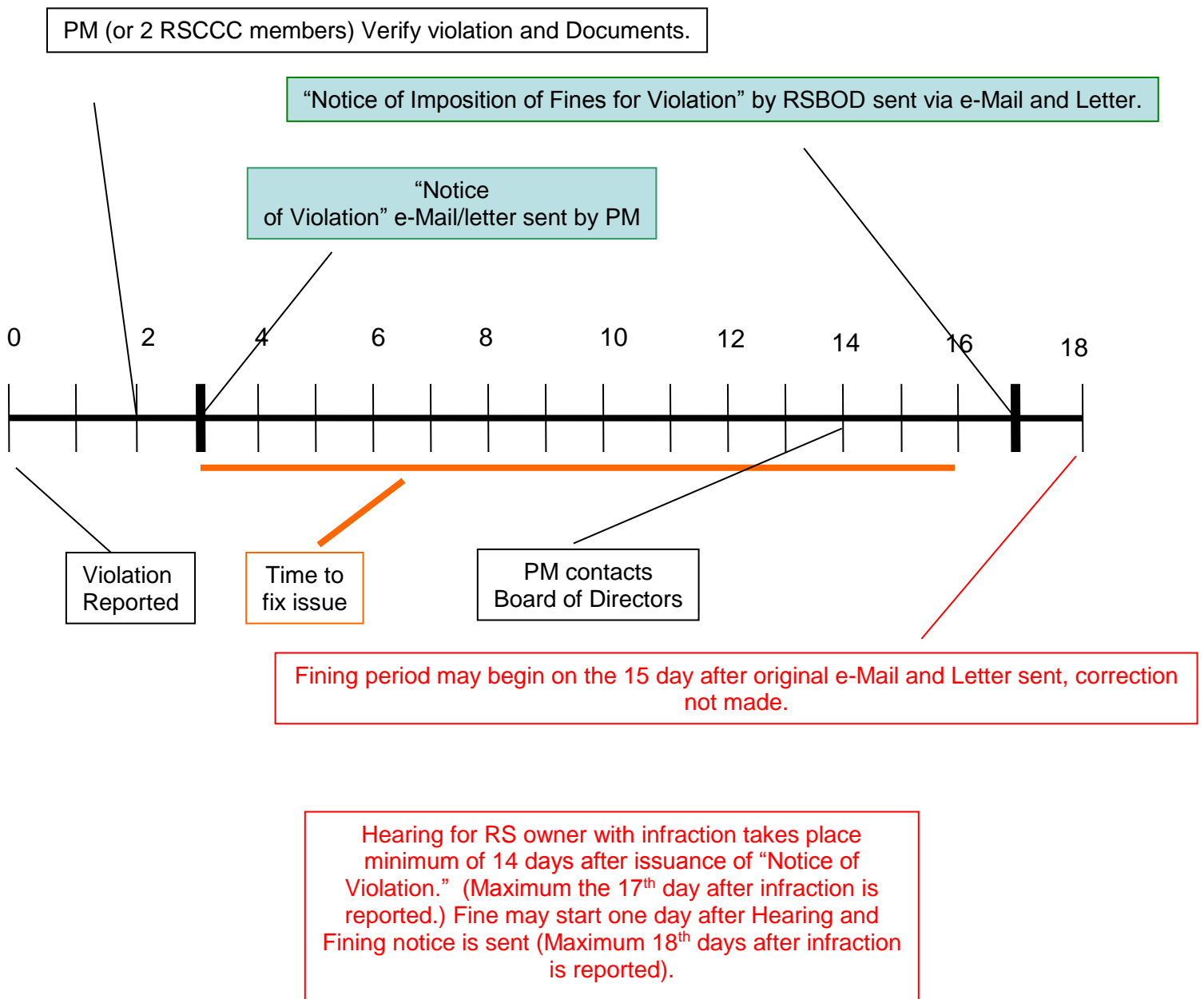
Process to address violations and non-compliance of River Strand and Heritage Harbour “Declaration of Covenants, Conditions and Restrictions.”

- 1- Complaint or violation is reported by a River Strand homeowner, to the PM or Icon or noticed by a PM or ICON management company member.
- 2- Upon notification of violation, the data record is checked by the PM to determine if the address has any prior violation(s) or is in violation of other stated bylaws. If so, the letter will state prior violations, dates, and corrections made by the homeowner.
- 3- Within 48 hours of notification the PM (or 2 RSCCC members) visits the violation site, verifies and documents each infraction to the best of their ability and may include pictures and descriptions.
- 4- If the complaint or violation can't be easily verified –as it may have been a temporary situation- e.g. dog off leash, parking violation, the PM will contact the person reporting the violation to obtain additional information to complete the documentation and bring this before the committee.
- 5- Within 72 hours of violation report, PM contacts the homeowner of the property in violation using a “Notice of Violation” letter via e-Mail message and/or regular mail, followed by phone call. (The notice may also be hand delivered.) This notice includes verbiage that homeowner has 14 days to correct the situation and the amount of the daily fine if not corrected. A date will be established for the resident to present his or her side of the issue to the RSCCC, The RSCCC and the RSBOD would prefer that the violation be corrected within the stated timeframe stated rather than a fine being levied against any resident of RS.
- 6- On the 15th day after the "Notice of Violation" letter was sent, and if the homeowner has not addressed and/or corrected the violation, a “ Notice of Imposition of Fines” letter will be issued via e-Mail message and/or regular mail (The notice may also be hand delivered) stating that the fine may start on the 15th day due to the homeowner not correcting the violation.
- 7- At each RSCCC meeting, a hearing will be held to resolve any outstanding and unresolved violations. Home owners who have received hearing notices, will have an opportunity to address the committee and provide arguments and documentation if they believe they have been cited unjustly. The Committee will

vote on the validity of the citation and determine if the fine is in order. If the fine is determined to be in order, a recommendation will be sent to the RSBOD for approval.

- 8- The PM will bring up the issue(s) reported at the next RSCCC for information and discussion. All violations and non-compliance reports must be brought up to the RSCCC. PM will keep a log showing resolution status and interaction between homeowners and PM.
- 9- PM tracks and documents issues, non-compliance reports, notices sent to homeowner, homeowner responses and resolutions.

Timeframe, In Calendar Days, for Dealing with River Strand or Heritage Harbour Violations or Non-compliance Issues



Action Policy/Guidance for Managing:
Violations and Non-compliance of River Strand
“Covenants, Conditions and Restrictions.”

The River Strand Board of Directors (RSBOD) has approved the following process to deal with violations, or non-compliance of “The Declaration of Covenants, Conditions, and Restrictions for River Strand Golf & Country Club” or “The Heritage Harbour Declaration of Covenants, Conditions and Restrictions,” which may require a warning notice, subsequent fines, and potentially suspension of privileges. All violations are tracked by The River Strand Golf & Country Club Property Manager (PM) and the River Strand Board of Directors.

The following process will be used for notifying the property owner of record of any violation.

Offense, violation of norms or non-compliance:

Upon notification of a possible violation to the ICON Property Manager (PM), the data record is checked by the PM to determine if the address has had any similar prior violations. If there are none, a “Notice of Violation” letter is sent via e-Mail or personal delivery, and/or mail followed by a phone call to the homeowner. This is done within 72 hours of the violation being reported. If there were similar violations, the letter will also indicate the dates and corrective actions taken by the homeowner. [This “Notice of Violation” letter, and the rest of the process, is sent/ followed on each violation incident.]

Situation not addressed after “Warning/Notice of Violation/Fine” letter.

The RS resident owner will have 14 days to correct the infraction, or to contact the PM for information on a hearing questioning the validity of the offense.

If the violation reported on the “Notice of Violation” letter has not been resolved, or the PM has not heard from the resident in question within 14 days, a “Notice of Imposition of Fines” letter is issued. The fine and/or suspension of privileges will may start accruing on a daily basis on the 15th day after the **original** “Notice of Violation” was sent and RSBOD approval. To avoid the fine, or suspension of privileges a resident should attend a RSCCC hearing and present an argument. If the RSCCC to finds a reason sufficiently compelling not to recommend a fine to the RSBOD, or the RSCCC may allow a specific time in which to correct the situation.

The fine may accrue on a daily basis until the property is back into compliance or a maximum fine balance of \$1,000 has been reached, as the RSBOD is acting in accordance with Florida Statue 720.305(2).(b) and Heritage Harbour and River Strand Bylaws. After a maximum fine balance of \$1,000 has been reached, the process may start over for additional incidents of the same nature, with subsequent fines not to exceed \$100 per day with a maximum of \$1,000 per instance.

Florida Statute 720.305(2).(b)

(b) A fine or suspension may not be imposed without at least 14 days' notice to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. If the association imposes a fine or suspension, the association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.

(3) If a member is more than 90 days delinquent in paying a monetary obligation due to the association, the association may suspend the rights of the member, or the member's tenant, guest, or invitee, to use common areas and facilities until the monetary obligation is paid in full. This subsection does not apply to that portion of common areas used to provide access or utility services to the parcel. Suspension does not impair the right of an owner or tenant of a parcel to have vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park. The notice and hearing requirements under subsection (2) do not apply to a suspension imposed under this subsection.

(4) An association may suspend the voting rights of a parcel or member for the nonpayment of any monetary obligation due to the association that is more than 90 days delinquent. A voting interest or consent right allocated to a parcel or member which has been suspended by the association may not be counted towards the total number of voting interests for any purpose, including, but not limited to, the number of voting interests necessary to constitute a quorum, the number of voting interests required to conduct an election, or the number of voting interests required to approve an action under this chapter or pursuant to the governing documents. The notice and hearing requirements under subsection (2) do not apply to a suspension imposed under this subsection. The suspension ends upon full payment of all obligations currently due or overdue to the association.

(5) All suspensions imposed pursuant to subsection (3) or subsection (4) must be approved at a properly noticed board meeting. Upon approval, the association must notify the parcel owner and, if applicable, the parcel's occupant, licensee, or invitee by mail or hand delivery.