



January 14, 2026

Policy

**GOVERNING DOCUMENTS  
ENFORCEMENT AND FINE SCHEDULE**

**Introduction and Purpose**

The Covenants, Conditions and Restrictions (CC&Rs) of Swan Lake Estates Homeowners Association, INC. require all owners of real property within said community to abide and adhere to all rules and regulations as outlined. The CC&Rs also provide the Association's Board of Directors with the authority to take necessary action to enforce the rules and regulations as outlined. The purpose of the enforcement policy and fine schedule is to establish procedures for the enforcement of the CC&Rs and the imposition of remedial action for violations of the same. In accordance with the above-stated purpose, the Association's Board of Directors adopts the following:

**Policy and Procedures**

1. **Courtesy Notice.** When a violation of the Association's governing documents is noted and recorded, a courtesy notice shall be sent to the resident in question.
2. **First Violation Notice.** If on or after 14 days from the date of a courtesy notice (and all subsequent notices/actions regarding the same violation), and the violation has not been remedied/corrected, a first violation notice shall be sent of said violation.
3. **Second Violation Notice.** If on or after 14 days from the date of the first violation notice and the violation has not been remedied/corrected, a second violation notice including fine(s) in the amount of \$50.00 shall be applied weekly to an owners account for violating the restrictive covenants, articles of incorporations, rules and regulations, policies, and/or by-laws of the Association.
4. **Additional Remedial Action.** In addition to fine(s), other means of enforcement, which may include legal action, may be taken until the violation has been remedied/corrected.
5. **Non-Exclusivity of Remedial Action.** The foregoing remedies are cumulative and may be imposed in any combination with each other. Enforcement measures are subject to immediate escalation, including, but not limited to, injunctive action/self-remedy by the Association, depending on the severity of said violation (threat to physical health or safety of residents). The Board of Directors' discretion shall be used on a case-by-case basis for violations that may take extensive time to correct or given extenuating circumstances.

**Amendment**

The Board of Directors shall retain the right to amend or repeal this policy.

**Certification:** This Enforcement Policy and Fine Schedule was adopted by the Board of Directors on January 14, 2026.

Jeffrey L. Wyatt  
President, Board of Directors