

# **Village Run Homeowners Association, Inc.**

## **Procedure for Reporting Compliance Issues**

When you purchased your home, you were informed, or should have been informed that it is in a Deed Restricted Community. All who live in Village Run have agreed to abide by the Village Run Covenants set by the Village Run homeowners.

By request from the Village Run Board of Directors, the East Village Master Association in conjunction with Keys-Caldwell, Inc. has taken the responsibility of enforcing our Covenants and administering compliance issues.

Non-compliance fining is allowed per Florida Statute CH720.305 and could be as much as \$100 a day per violation and up to 10 days which could become a considerable amount of money.

This is not what your Village Run Board of Directors want for our community.

What your Board of Directors want is that we all simply agree to abide by the governing documents. It is for our best interest to maintain the values of our home because our home is a significant investment.

If a homeowner believes a covenant violation exists, he/she will report the violation or complaint, by completing the *Non-Compliance Report* form found on the EVMA website ([www.eastvillageofvenice.com](http://www.eastvillageofvenice.com)) and clicking on *Village Run>Documents>Non-Compliance Report Form*.

Once this form is completed it will be sent to:

**East Village Master Association  
c/o Keys-Caldwell, Inc.  
1162 Indian Hills Blvd.  
Venice, FL 34293**

The following process will then take place:

A Compliance Committee from the EVMA will review the violation or complaint. Each Committee member has an opportunity to investigate/review the violation for discussion. The Committee as a whole will approve/disapprove the violation.

If the violation or complaint is determined by the Committee to be valid, Keys-Caldwell will be instructed to send non-compliance letters to the violating homeowner.

### ***Compliance Issues continued***

A first letter will be a friendly reminder with a notification of a violation and that the homeowner has a certain amount of time to comply with correcting the violation. Depending on the nature of the violation, the time given could vary. The violation will be re-inspected by the Committee for compliance at that time.

If the Committee determines after a re-inspection, that the homeowner has not addressed the violation, a second letter will be sent to the homeowner stating the violation still exists, and therefore, the owner now has 14 days to remedy it per CH720.305.

If after 14 days, the violation still has not been addressed either through correction of the violation or notification to the EVMA of what will be done, the Grievance Committee will then be contacted to schedule a hearing on the matter. The homeowner will be notified via U.S. Mail and registered U.S. Mail of a scheduled hearing for the purpose to consider fining the homeowner. (F.S. CH720.305 (2)(b)).