

THE PINE CREEK HOMEOWNERS ASSOCIATION POLICY AND PROCEDURE FOR COVENANT VIOLATIONS

Pursuant to the Declaration of Covenants, Conditions, Restrictions, and Easements of The Ridges, a Subdivision in Douglas County, Nebraska (the "Covenants"), the Board of The Pine Creek Homeowners Association ("PCHOA") has adopted the following procedure effective as of January 1st, 2014 to address violations of the Covenants by members of the PCHOA.

1. All members of the PCHOA are expected to fully comply with the Covenants and promptly resolve and correct all violations of the Covenants after receiving notice.
2. All complaints relating to violations of the Covenants shall be promptly presented to the PCHOA Board.
3. The PCHOA Board shall be responsible for addressing all Covenant violations. This responsibility includes issuing all appropriate notices.
4. Any member of the PCHOA believed to be in violation of the Covenants shall receive a written notification containing the following information:
 - A statement of the particular act or omission deemed to be in violation of the Covenants.
 - A deadline to correct the Covenant violation or to contact the PCHOA Board to discuss a resolution. This deadline shall provide the member at least two (2) business days to resolve the issue.
 - The member shall be advised that a failure to be in compliance with the covenants in a timely manner shall result in legal action.
5. Whether corrective action by the member is timely or sufficient shall be subject to the complete discretion of the PCHOA Board.