



## Bien Venue Plantation

Bien Venue Plantation Property Owners Association, Inc.  
bienvenueplantation.com

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### Rules and Guidelines for Violations of Governing Documents As passed by Resolution 19001 February 09, 2019

## Violation of Governing Documents

### ARTICLE II. THE ASSOCIATION

#### Section B. Powers of the Association

The Association shall have, in addition to those powers listed in the Articles, all of the powers reasonably necessary to implement and effectuate the rules and objectives set forth in the: Declaration, the Bylaws and all other documents pertaining to the Association.

Now, Therefore, the Board of Directors hereby adopts the following rule:

Enforcement of violations to governing documents the board shall pursue corrective action as necessary. Failure of enforcement does not exempt compliance and may be enforced at a future date.

A written Notice of Violation stating the violation and an allowable time to correct violation shall be sent to the owner(s), in the same manner as any other Official Association Notices.

When the lot owner(s) fails to comply with written notice of violation within the allotted time as stated in the notice, the Board shall be authorized to proceed with the following actions.

Have a hearing on proposed actions against lot owner(s)

Owner(s) must be notified in writing, by hand delivery or certified mail, return receipt at least 14 days prior to a hearing date.

Owner(s) must be made aware that they are welcome at the hearing and may have counsel present at said hearing.

Owner(s) must be advised in the hearing notice the possible out come of the actions that may be taken:

- Loss of owners' rights and privileges to the facilities, this shall be limited to use of all common area facilities, gate pass, hang tag, parking, docks, slips, ramps, trails, and all grounds under association's control. Use by a suspended member shall constitute trespass without prior approval.
- A fine for violation of the declaration not to exceed \$50.00 or \$10.00 per day up to 90 days and shall be treated as an assessment.
- The right to turn over account to attorney for collections and other legal filings.

- The owner(s) shall be advised as to the actions to be taken within 7 days of the hearing in writing by hand or Certified Mail Return Receipt.
- The enforcement of any judgment action shall not commence until after 10 days following the date of actions to be taken notice following a hearing.

Time and location, for the hearing to be determined by the Board.

The Board may authorize the hearing be heard by a Tribunal made up by at least 2 of the Board Members.

Should any provision set forth in this Resolution conflict with the terms of the Declaration, the terms of the Declaration shall govern. Also, should this Resolution conflict with the laws of the Commonwealth of Virginia, then Commonwealth of Virginia law shall govern.

BIEN VENUE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

By:   
Linnie Baker, President, Board of Directors

ATTEST:

I hereby certify that the foregoing resolution was duly adopted at a regular meeting of the Board of Directors of Bien Venue Plantation Property Owners Association, Inc. on February 9, 2019

By: 