

STONECREST HOMEOWNERS ASSOCIATION BRENTWOOD, TN

July 1st, 2021

Stonecrest Homeowners
RE: CC&R Enforcement

Dear Owners,

The Board of Directors of the Stonecrest Homeowners Association, after much consideration and consultation with legal counsel, has determined it to be nearly impossible to efficiently amend the current CC&Rs. As such the board has voted to endeavor to consistently, reasonably and respectfully enforce the CC&R covenants. Please note that you should familiarize yourself with the documents and strive to comply with all articles of the governing documents.

Based on feedback from the community (during the CC&R review), a few themes were noted and the following items will be areas of focus going forward*:

1. Lawn maintenance
2. Dead shrubs, bushes, trees and plants
3. Unkept trash – bulk trash, lawn debris, rubbish, etc. Excess bagged trash may be placed at curb, next to trash can, on pick up day.
4. ARC items – Any actions creating a change to the exterior appearance of the Property.

*Any homeowner can submit concerns to any board member, or directly to the Property Manager for consideration/investigation.

We respectfully request compliance and self-governance, however if compliance is not achieved, the following corrective action will be taken:*

*Period to cure shall be provided with each notice.

1. Friendly Reminder – property manager to informally contact owner regarding violation/concern
2. First Written Notice – If corrective action is not taken after informal contact, a written notice will be issued requesting action.
3. Second Written Notice – If corrective action is not taken after the first two contacts, a 2nd written notice will be issued accompanied by the following fines:
 - a. Non-ARC Violation - \$50/month
 - b. ARC Violation – Failure to Apply - \$100/month
 - c. Arc Violation – Failure to Comply - \$100/month
 - i. Note – penalties for ARC Failure to Apply and Failure to Comply may run simultaneously.
4. Third Written Notice – If corrective action is not taken pursuant to the attempts noted above, a 3rd written notice will be issued and fines will increase as noted below:
 - a. Non-ARC Violation - \$100/month
 - b. ARC Violation – Failure to Apply - \$250/month
 - c. Arc Violation – Failure to Comply - \$500/month
 - i. Note – penalties for ARC Failure to Apply and Failure to Comply may run simultaneously.
5. After the Third Written Notice, the board reserves all rights under the governing documents and law.

We are fortunate to have been able to amicably work through all issues to date, and do not want this to be construed as a change in enforcement direction, but rather an outline of steps that could be taken to protect the integrity, value and quality of Stonecrest.

We appreciate your compliance and look forward to continuing to serve you as a board.

Sincerely,

Stonecrest Homeowners Association
Board of Directors