

Kakela Makai Oceanview Community Association

Non-compliance of Association Governing Documents and Rules

Land Use Violation:

1. Written notice with 20 days to comply (unless a liability, safety risk or nuisance, then immediate compliance required); may approach board for a hearing
2. Written notice with \$100 fine with 20 days to comply; may approach board for a hearing
3. Written notice with \$200 fine with 20 days to comply; may approach board for a hearing
4. Written notice with \$400 fine with 20 days to comply; may approach board for a hearing
5. Send to collection attorney, demand letter for fines, collection expense, and compliance or in 30 days court injunction
6. Seek court injunction at owner's expense (with \$400/mo monthly increase in obligation until noncompliance is remedied)
7. Execute lien (with \$400/mo monthly increase in obligation until noncompliance is remedied)
8. Consider, on case by case basis, other corrective action as described in Association documents
9. Foreclosure

Design Standards Violation:

1. Written notice with 20 days to comply (unless a liability or safety risk, then immediate compliance required); may approach board for a hearing
2. Board review of violation, followed by written notice with 20 days to comply
3. Written notice with \$100 fine with 20 days to comply
4. Written notice with \$200 fine with 20 days to comply
5. Written notice with \$400 fine with 20 days to comply
6. Send to collection attorney, demand letter for fines, collection expense, and compliance or in 30 days court injunction
7. Seek court injunction at owner's expense (with \$400/mo monthly increase in obligation until noncompliance is remedied)
8. Execute lien (with \$400/mo monthly increase in obligation until noncompliance is remedied)
9. Consider, on case by case basis, other corrective action as described in Association documents
10. Foreclosure

Development Rules and Restrictions Violation:

1. First offense: Written notice with immediate compliance; may approach board for a hearing
2. Second offense: Written notice with \$100 fine with immediate compliance; may approach board for a hearing
3. Third offense: Written notice with \$200 fine with immediate compliance; may approach board for a hearing
4. Fourth offense and beyond: Written notice with \$400 fine with immediate compliance; may approach board for a hearing
5. Send to collection attorney, demand letter for fines, collection expense, and compliance or in 30 days court injunction
6. Seek court injunction at owner's expense (with \$400/mo monthly increase in obligation until noncompliance is remedied)
7. Execute lien (to include fines for any future violations)
8. Consider, on case by case basis, other corrective action as described in Association documents
9. Foreclosure

Common Facilities and Areas Violation:

1. First offense: Written notice with immediate compliance
2. Second offense: Written notice with \$100 fine with immediate compliance and 30-day suspension of common facilities and areas; may approach board for a hearing; if fine unpaid after 30 days, suspension of common facilities and areas until paid in full
3. Third offense: Written notice with \$200 fine with immediate compliance and 30-day suspension of common facilities and areas; may approach board for a hearing; if fine unpaid after 30 days, suspension of common facilities and areas until paid in full
4. Fourth offense and beyond: Written notice with \$400 fine with immediate compliance and 30-day suspension of common facilities and areas; may approach board for a hearing; if fine unpaid after 30 days, suspension of common facilities and areas until paid in full

Police Intervention:

Immediate compliance with automatic \$200 fine and six-month suspension of common facilities and areas; if fine unpaid after six months, suspension of common facilities and areas until paid in full