

KAKELA MAKAI OCEANVIEW COMMUNITY ASSOCIATION

Enforcement of Non-compliance Occupation and Land Use

**POLICY 2007-1 Revision
October 15, 2008**

- Owner will be informed in writing by regular mail of any non-compliance issues relating to the occupation or use of property and will have until the next audit to remedy the issue.
- Owner will be informed of the next audit date.
- Failure to remedy will be reviewed at the next meeting of the Board after the second audit and either a fine may be imposed or remedial action at the owner's expense may be authorized.
- Owner may attend Board Meeting and Board will hear explanation of non-compliance before determination of action.
- If a fine or an assessment is determined, failure to pay fine or assessment within 30 days will result in a Notice of Default per Section 5.17 of the CCRs.
- If Default is not cured within a further 30 days, Board will initiate a lawsuit or impose a lien, with all costs and expenses to be paid by the owner.