

REPORT OF VIOLATION OF COVENANTS/RESTRICTIONS

Send To: Board of Directors, Olde Saluda Homeowners Association

Address: 4910 Trenholm Road, Suite C, Columbia, SC 29206

Phone: (803) 743-0600 Fax: (803) 790-0340

Date of Report or Complaint: _____ **Date Received by Board:** _____

Name of person filing complaint: : _____

Address: _____

Work Phone: _____ **Home Phone:** _____

Lot #: _____ **E-mail:** _____

Name of Owner in Violation (if known): _____

Address of Homeowner in Violation: _____

Written description of violation (please write clearly):

Status:

Review of Covenants: _____ **Investigation:** _____
(Date) (Date)

Findings: Violation: _____ **No Violation:** _____

Notice to Homeowner: _____ **Date:** _____

Second Notice to Homeowner: _____ **Date:** _____

Additional Information Requested: _____

Reports of Violations of the Covenants and Restrictions:

Requirements:

In order to report a proposed violation of the Covenants and Restrictions (Restrictions) on the part of another homeowner, the homeowner reporting the proposed violation must provide in writing the following information for each proposed infraction or complete a report form. Forms can be obtained by phone at (803) 743-0600, by fax at (803) 790-0340. The mailing address for submittals is 4910 Trenholm Road, Suite C, Columbia, SC 29206. All reports of violations will be kept strictly confidential, but must in writing to be acted upon.

Please provide the following information with your report:

- 1) Property address and name (if known) of person who is not in compliance.
- 2) A detailed description of the alleged violation. (Example: fence constructed without Board approval or improperly constructed, dogs running loose or barking continuously, portable basketball goals not being stored out of sight, unsightly yards, etc.)
- 3) The date that complaint is filed
- 4) The reporting homeowner's phone and /or fax numbers in case of further questions about the report.

Procedure:

Upon receipt of the complete report, the Restrictions will be examined to verify the validity of the violation and, where possible, an attempt a visit to the community will be made to investigate the complaint. If, after this review, it is established that there is in fact a violation, the Association will notify the lot/home owner (homeowner) who is in violation in writing that they are not in compliance. This notice will normally provide a reasonable period in which the homeowner is to remedy the violation and will also identify the portion(s) of the Restrictions that apply to the violation and to the Association's rights and remedies for enforcement.

While the Association hopes that all homeowners who are notified of violations will comply in a timely manner, it has at its disposal a several legal remedies to assure compliance. If, after a reasonable period there has not been an acceptable effort to comply, further notice will be sent stating that failure to comply will result in further action by the Association, which may include the involvement of the Association's attorney. This notice will also inform the homeowner that, as allowed by the Restrictions, all cost incurred by the Association in assuring compliance, including attorney fees, will be passed on to the homeowner and become a part of the Association's lien on the homeowner's lot. In most cases, compliance is achieved long before these steps become necessary.