

**VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION, INC
VIOLATION POLICY**

Pursuant to the authority within the Association's governing documents and Florida Statute Section 720, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for

Village at Bentley Park Homeowners Association, Inc..

1. A "violation" refers to any action or condition caused by an owner, tenant, or guest within the units or on the common elements that violates any covenant, rule or policy contained within the Association's Declaration, Bylaws, Rules & Regulations, or Board Policies (collectively, the "Governing Documents").

2. Violation Procedure:

(a) Violations must be promptly reported to the Association's Property Manager, Ellyse Vosselmann, via email: EVosselmann@Ameritechmail.com. The Property Manager or Board may also identify violations during routine or impromptu inspections of the community.

(b) Upon identifying a violation, the Property Management firm will provide notice of the violation to the owner and/or tenant (1st Notice) and afford the owner or tenant a reasonable time to cure the violation. The 1st Notice is a courtesy notice and will document the violation, identify the specific rule that has been violated, and will indicate how the violation may be corrected.

(c) If the violation is not cured within the timeframe specified by the Association, the matter will be put forward at a board meeting to decide to abate or be put forth to the fining committee or referred to the association attorney.

(e) Depending on the nature and severity of the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to the attorney for enforcement at any point.

3. This violation policy supersedes any previous violation policy both past and present, and any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

The above violation policy and timeframes are intended to be a guideline and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on this 26 day of MAY, 2026

Signed: [Signature]

Title: [Signature]

Print JOSEPH R SPINALE