

PUNTA GORDA ISLES SECTION 22

COMPLIANCE POLICY ADOPTED AT THE BOARD OF DIRECTORS MEETING NOVEMBER 4, 2003

It is the express intent of the Association Documents and the various provisions thereof which are enforceable by the Association and which govern or regulate the uses of the Association property, were written and are to be interpreted and enforced for the purpose of enhancing and maintaining the enjoyment of the Association property and value thereof.

The Association is not empowered and has not been created to act as an entity that enforces or ensures the compliance of the laws with the United States, State of Florida, Lee County and/or any other jurisdiction or the prevention of tortuous activities.

These Policies do not reflect the full responsibility of Punta Gorda Isles Section 22 ownership or residency. Refer to the Declaration of Covenants, Articles of Incorporation and Bylaws for complete information.

GENERAL STATEMENT

Alleged violations will be presented to the Community Association Manager for resolution. If voluntary compliance is not achieved, the party will be invited to mediate the question using a trained mediator and sharing the cost.

If the violation is still not resolved, it will be presented to the Board of Directors for determination as to whether it should be referred to counsel or a policy change should be considered.

If in the sole discretion of the Board of Directors a violation could be considered an eminent threat to safety or property it may take whatever immediate steps it deems necessary.

GENERAL PROCEDURE

If a violation of the Declaration of Covenants and Restrictions, Articles of Incorporation, Bylaws or Rules & Regulations is observed or brought to the attention of the Community Association Manager, it will be addressed generally incorporating the following procedure as appropriate.

Before any action is taken the violation will be documented or confirmed in as non-adversarial method as possible. This will sometimes necessitate a phone call or an on-site inspection or an email inquiry to determine the facts surrounding an alleged violation.

If the violation is abated or corrected at the time of the initial verification process, no further action will be taken.

Based on the reaction of the violator to the inquiry the next step taken would be:

If voluntary compliance is not forthcoming, the violation would be documented in writing with a request for compliance.

If there is a disagreement, a response will be requested indicating the reason or reasons why compliance is inappropriate, impossible or the restriction is not interpreted properly.

If the response is defiant, adversarial or threatening, a recommendation will be made to the Board of Directors as to whether this is an issue that needs to be referred to counsel for legal redress or if it is a matter the Board would like to address as a change in policy concerning the issue being violated; or

If the response is reasonable and there is a possibility for compromise or further discussion of the issues, a list of the mediators from the Division of Florida Land Sales, Condominiums and Mobile Homes will be made available to the violator as an alternative to further adversarial procedures.

If mediation comes to an impasse the Board of Directors will be provided a recommendation from the Manager as to whether it should be submitted to counsel for redress or considered for a policy or restriction amendment.