

**TYRONE FIFTH AVENUE APARTMENTS CONDOMINIUM ASSOCIATION
VIOLATION POLICY**

Pursuant to the authority within the Association's governing documents and Florida Statute Section 718, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for Tyrone Fifth Avenue Apartments Condominium Association.

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, Dustin Dael, via email: ddael@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 owner or tenant will receive a Final Notice letter indicating that if the violation is not cured within the new timeframe, the matter will be referred to the Association's attorney.
 - (d) If the violation remains uncured after the Final Notice, the matter will be turned over to the Association's attorney to initiate mediation and/or litigation, at which point the owner may be responsible for the Association's legal fees.
 - (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.

Approved by Board on this 24 day of March, 2023

Signed: 

Title: President

Print Name: Monica Ertel