

Date: July 1, 2026

Re: Board Meeting Notice & Prospective Enforcement

Dear Community Members:

The Board of Directors of the Anclore Reserve Homeowners Association, Inc. (the "Association") is updating its policies in regards to enforcement at an upcoming meeting that will go into effect directly after the meeting unless otherwise noticed to the community.

Notice: At a meeting of the Board for the day of July 16, 2026 at the time of 6:00 P.M located at 2500 Heart Pine Ave Odessa, Florida 33556 held for the purpose of discussing and updating the policies for enforcement of the Association.

AGENDA: Open Meeting; Quorum; Proof of Notice; Approve Enforcement Policy; Appoint of the Compliance Committee Owner Comments; Adjournment.

The following policy, rule, and/or regulation will be approved at the above-mentioned meeting, and go in effect directly after that meeting as printed below unless otherwise noticed to the community – **Summary of Covenant Enforcement Policy:**

- I) The Board of Directors is adopting an Enforcement Policy to promote consistent application of the Association's Declaration, Rules, and Regulations and to help maintain the appearance, safety, and property values of the community. This summary provides an overview of the policy and enforcement procedures.
- II) **Enforcement Methods** – The Association may address violations through one or more of the following methods:
 - a. **Fining**
 - b. **Abatement (Association correction of a violation at the owner's expense)**
 - c. **Pre-Suit Litigation or Litigation**

The enforcement method used will depend on the nature and severity of the violation.

- III) **Fining Process** – For violations subject to fines, the Association generally follows these steps:
 - a. **First Courtesy Notice**
 - i. The violation is documented.
 - ii. The owner receives a written notice describing the violation and how to correct it.
 - b. **Second Courtesy Notice**
 - i. If the violation remains, a second notice is sent with an additional opportunity to cure the violation.
 - c. **Board Review**
 - i. If the violation is not corrected within the required cure period, the Board may authorize the matter to proceed to a fining hearing.
 - d. **Fine Hearing Notice**

- i. The owner receives at least 14 days' notice of the hearing and proposed fine.
 - ii. The notice explains the violation, hearing details, and how to cure the violation.
 - e. **Compliance Committee Hearing**
 - i. An independent committee, who is not the Board, will review the matter and any evidence submitted by the owner and determine if a fine should be imposed.
 - ii. If the violation has been corrected before the hearing, no fine may be imposed.
 - f. **Fine Imposition**
 - i. If the committee confirms the violation and it remains uncorrected, fines may be imposed in accordance with Florida law and the Association's schedule.
 - ii. Owners will receive written notice of the committee's decision and payment requirements.
- IV) **Abatement Process** – Certain violations may be corrected by the Association if they are not resolved by the owner.
- a. The owner receives notice and an opportunity to cure the violation.
 - b. The owner may request a hearing to dispute the violation.
 - c. If the violation remains unresolved, the Association may arrange for corrective work to be performed.
 - d. All costs associated with the corrective work may be charged back to the owner.
 - e. If the owner fails to pay the charges, collection procedures may be pursued.
- V) **Litigation** - Certain violations may be referred directly to legal counsel for pre-suit enforcement or litigation when appropriate, particularly for serious or ongoing violations.
- VI) **Repeat and Severe Violations** – The Board may use alternative enforcement measures when:
- a. A violation reoccurs within 12 months after being corrected; or
 - b. A violation is considered severe and requires a more immediate or substantial response.
 - c. These situations may result in accelerated enforcement actions beyond the standard process.
- VII) **Enforcement Schedule – Violations Subject to Fines:**
- a. Most common property maintenance and community standard violations carry:
 - i. 14-day cure period per Courtesy Notice Stage
 - ii. Daily fines up to \$100 per day (except trashcan violations)
 - iii. Maximum aggregate fine of \$1,000 per violation
 - b. Examples include:
 - c. Dirty or unmaintained exteriors
 - d. Prohibited signs
 - e. Pet waste violations
 - f. Trash cans left visible outside permitted collection periods (\$25 per day)
 - g. Holiday decorations left out
 - h. Sports equipment left out
 - i. Lawn maintenance issues
 - j. Weeds, edging, and tree trimming deficiencies
 - k. Other violations of the Declaration or Rules

VIII) Violations Subject to Abatement

- a. The following may be corrected by the Association after notice and opportunity to cure:
 - i. Severe violations as determined by the Board
 - ii. Continued violations that are not resolved through the fining process
- b. **Cure Period:** 7 days.

IX) Violations Subject to Litigation

- a. Examples include:
 - i. Nuisance Violations
 - ii. Major Repairs like Roof Repair Violations
 - iii. Severe violations of any type
- b. These matters may be referred to legal counsel for enforcement.

Questions: Owners with questions regarding a violation notice are encouraged to contact Association management promptly. Addressing issues early can often avoid additional enforcement actions, hearings, fines, or legal expenses.

This letter is a summary and is not all inclusive of all rules and covenants of the Association. Please ensure you read the Declaration and all governing documents by requesting a copy from your manager. You may also obtain a copy of any governing document by going to the following website: <https://home.resourcepropertymgmt.com/public>

If you have not been complying with the Association's governing documents, then please become diligent in adhering to same, as the Association will be strictly enforcing all provisions moving forward. We encourage you to come to the Board meetings, present your ideas, join our committees, and help improve our community. We look forward to working with you and appreciate your cooperation to better our community.

Thank you for your time and attention to this matter.

Sincerely,

Board of Directors