

COVENANT ENFORCEMENT PROCEDURES

River Mill Condominium Association

February 1, 2014

Effective March 1, 2014, Homeowners are officially notified that the Board of Directors of River Mill Association has approved a fining procedure for your community. When a resident receives a violation letter they will have 15 days(**) to correct the infraction. If a 2nd notice is sent for the same violation a \$50.00 fine will be charged to that respective homeowner. Further fines for the same violation will be issued if the infraction continues to occur. For example:

| | |
|------------------------|----------------------|
| First Notice | No fine - Warning |
| 2 nd Notice | \$50.00 fine |
| 3 rd Notice | \$100.00 fine |
| 4 th Notice | \$150.00, and so on. |

**Violations such as not having a pet on a leash, for not picking up after your pet; for parking unauthorized vehicles in the community will receive an initial warning letter with 5 days to correct the violation subsequent violations after the First Warning will be fined immediately for each and every occurrence thereafter in which the same violation occurs and will result in the escalating fines.

If the repeat offender does not comply with the Covenants and Rules and Regulations of the Association after the Fourth Offense then the Board will reserve the right to take action. For example, if pets are allowed to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners or the Owner of any portion of the Property, the Board may cause the pet to be removed. Section 14(g).

Homeowners are responsible for the actions of their tenants. The homeowners will be notified with the violation letter if their tenants violate the covenants and restrictions of the community and the homeowners will be the ones receiving the fines for continued violations by their tenants.

Home owners will have the right to appeal a violation or a fine levied against their account within 15 days after receipt of notice. Homeowners that have been served with violation letters and incurred fines may appeal to the Board by writing a letter to the Association. Please send all correspondence to River Mill Condominium Association, C/O Sentry Management 5901 Peachtree Dunwoody Rd NE, Suite B-525, Atlanta, GA 30328 Attention: Jan Purdy or e-mail the appeal to jpurdy@sentrymgt.com. After the Board has received your request to contest the fine and/or violation they will notify the homeowner in writing within 7-10 business days. Please be aware that the Board's decision is final and no further appeals will be granted for the infraction.

Your assistance and understanding is requested. Please contact Sentry Management at phone number 404-459-8951 ext. 106 for further assistance.

On behalf of the Board of Directors,

Jan Purdy

River Mill Condominium ~ Property Manager

Sentry Management, Inc. - Atlanta Georgia

jpurdy@sentrymgt.com