

# Juno Isles Civic Association

P. O. Box 14421, North Palm Beach, FL 33408

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## IMPORTANT NOTICE REGARDING ENFORCEMENT OF COVENANTS

February 3, 2009

Dear Homeowner:

At our 2007 annual meeting, a number of homeowners complained about what they felt was lax enforcement of our covenants. In an effort to respond and find a more effective method of enforcement, we asked homeowners if they would support granting fining authority to the board. By a vote of 33 to 24 at our 2008 annual meeting, fining power was rejected. The rejection of fining authority does not relieve the Association of its obligation to enforce our covenants. Accordingly, please accept this letter as notification of the following enforcement policy:

When a violation is observed by the board or brought to its attention a letter will be sent to the homeowner. (In the case of a reported violation, the letter will be sent only after the violation is verified by the board.) The letter will state the nature of the violation, the covenant it violates and the suggested remedy. It will also set a time limit for compliance, typically 30 days. Within that time frame the homeowner will have an opportunity to ask for an exception or extension based on special circumstances. If no relief is granted and the violation is not corrected within the required time, a second letter will be sent. This letter will warn of impending legal action if the violation is not corrected within the required time frame.

If the violation is not corrected after the second letter, the matter will be turned over to the Association's attorney. At this point, the homeowner in violation becomes liable for all attorneys' fees incurred. Our attorney will pursue the matter up to and including civil litigation. Should the Association prevail, the homeowner in violation will be responsible for all of the Association's court and legal fees.

As you can imagine this can be a long and expensive process. However, it is the only option available to the Association. Not only are we not anxious to sue our fellow homeowners but we are also aware that significant litigation expense will result in higher annual assessments. Hence, it is our sincere hope that all homeowners will comply with our covenants without the threat of a lawsuit. Remember, we all willingly signed a contract to abide by our covenants when we bought our homes and that contract is binding.

Many violations are simply a result of a homeowner being unaware of a particular restriction and those homeowners typically respond to the first letter. Some, it appears, are more willful. By far, the most common violations are improper boat and commercial vehicle parking. Lack of lawn maintenance is a growing problem.

A current copy of our covenants can be found on our website at [www.junoisles.org](http://www.junoisles.org). If you don't have internet access, please call the Association at 561 354-9120 and request a copy.

Disagreement with a covenant does not give a homeowner license to violate it. Contained within the covenants is the process for amending them. Any homeowner following the prescribed procedure can recommend a change. All covenant changes must be approved by a majority of homeowners properly represented in person or by proxy at an annual meeting.

Compared to many communities, we believe our covenants are fairly lenient. They exist for the common benefit of all of us and to insure that Juno Isles remains an attractive and desirable community. Furthermore, our annual fees are among the lowest of any community in Florida. If we all simply make every effort to voluntarily comply with our covenants, we can keep our fees low and, more importantly, insure that Juno Isles remains the community we all want it to be.

Sincerely,  
JICA Board of Directors