

Eagles Sound Property Owners' Association

Community Compliance Committee Charter

17-Dec-2025

Purpose

In an effort to maintain compliance with the covenants established in the 'Eagles Sound Estates Subdivision Declaration of Protective Covenants, Conditions, Easements, and Restrictions' dated 18-July-2003 ('Covenants') the Eagle's Sound Property Owners' Association (ESPOA) establishes a 'Community Compliance Committee' (CC) that is tasked with ensuring that all lot /home owners continue to abide by these Covenants.

Membership

The CC will operate within the purview of the Board of Directors (BOD) and will be made up of as many as three (3) members, who are to be elected by nomination & vote of the BOD. One (1) member is to act as Chairperson of the CC, who will be responsible for bringing all violations to the BOD for discussion, adjudication, and resolution. All elected CC members will serve a term of one (1) calendar year.

The CC will meet at least quarterly to discuss any open or unresolved violations for escalation to the BOD. They will also assess effectiveness of committee activities and if implementation of additional process(es) is necessary. Additionally, the CC is expected to maintain an ongoing ad hoc dialogue outside of quarterly meetings as violations are identified and resolutions are implemented.

Violation Reporting & Resolution Process

CC members will proactively and periodically observe from the streets whether any covenant violations are occurring. Alternatively, any resident can notify a CC member of a potential violation at any time. The CC will review potential violations and bring to the BOD to determine if a violation is, in fact, occurring. If a violation is confirmed, the following steps will be taken by the BOD*:

- **Initial Contact:** Notification to owner(s) informing them of the nature of the violation, and to officially inform that remedying /curing of the violation occur within thirty (30) days.

NOTE: Any existing violation that is occurring but has not yet been addressed will follow this process starting at the 'Initial Contact' stage.

- **Follow-Up Contact:** If the owner has not appropriately remedied the violation within 30 days, a second warning will be made for attention to the matter with a fifteen (15) day probationary period allocated, including written warning of penalties to be imposed for lack of adherence to the directive by the BOD.
- **Due Process Hearing:** If the covenant violation is not remedied within 45 days, the BOD may schedule a due process hearing so the owner can explain why they have not complied.
- **Final Contact:** BOD may find in favor of the owner or impose a fine. A fine of ten (10) dollars per day for up to 90 days, as allowed by Virginia law, may be imposed. BOD may decide to take legal action if the violation is still not remedied.
- **Resolution:** BOD must provide written confirmation to the owner(s) that the applied remedy is satisfactory in order for a violation to be considered resolved.

*Extensions/waivers may be granted to lot/homeowners who are experiencing hardship at the discretion of the BOD. Hardship considerations can include (but are not limited to) financial, family, medical, employment, military, etc. and should be brought to the CC for consideration at the earliest possible point in the resolution process.
