

**Lost Plantation Homeowners Association  
Non-residing or Abandoned Property Policy**

Article IV, Section 2 of the bylaws grant the Board of Directors the power to conduct Association business and to protect community harmony by providing policies and procedures for conditions that disrupt that harmony.

The following will be the policy of the Lost Plantation Homeowners Association, in regards to properties where owners are absent or do not reside:

1. Property must be maintained as required by the Covenants. If the owner fails to do so, a violation letter will be sent to the last known mailing address. The owner will have 10 days to remedy the violation or the Association will perform the maintenance or repair, at owner's expense, as described in the Covenants and Rules Enforcement Resolution #001. Any future Covenants violations will be remedied by the Association without notice. If an owner fails to pay for actions, performed by the Association, on his or her behalf, Collection Policy #002, dated August 8, 2005, shall be in effect.
  
2. Properties transferred to banks, or other entities, due to bankruptcies or foreclosures, continue to be subject to the Covenants. The property must be maintained or become subject to the actions in paragraph #1, above.

Effective on this 4<sup>th</sup> day of January, 2010, the undersigned, constituting the Board of Directors of Lost Plantation Homeowners Association, Inc., approve and adopt the above policy.

Director \_\_\_\_\_

Director \_\_\_\_\_

Director \_\_\_\_\_

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