

such breach; provided, however, that, except in the event of an emergency, (i) the Association may not enter on any Lot to enforce the rights set forth in this Section without providing the notice and cure rights, and (ii) the Association may not alter or demolish any improvement without having obtained the appropriate judicial relief.

- (6) Legal Proceedings. If an Owner or Sub-association fails to comply with the duly taken decision of the Association with respect to any Compliance Violation, the Association may institute alternative dispute resolution, or the following legal action: an action to recover any sums due for money damages; an action for injunctive relief; an action to foreclose the lien for payment of all Assessments; an action for any other relief provided for in the Association Documents; and an action for any other relief afforded by a court of competent jurisdiction. Any or all of these actions may be brought by the Association or, if appropriate, by any aggrieved Owner or Sub-association. Institution of alternative dispute resolution or a judicial proceeding shall not constitute an election of remedies.
- (7) Suspension of Rights; Other Remedies.
 - (a) Suspension of Voting Rights. The Board of Directors shall have the power to suspend an Owner's voting rights pursuant to the Association Documents and the Rules and Regulations.
 - (b) Suspension of Use of Common Area. The Board of Directors shall have the power to suspend the right of an Owner or occupant, and the right of such Person's household, guests, employees, tenants, agents and invitees, to use the Common Area upon due determination of a Compliance Violation and until such violation is verified as corrected, or for any period during which any Assessment against an Owner's Lot remains unpaid; provided, however, that the Association shall not have the power to suspend the right (i) to use the private streets located on the Common Property for both vehicular and pedestrian ingress and egress to and from such Owner's Lot and for parking, (ii) to use the Common Property for necessary, ordinary and reasonable pedestrian ingress and egress to and from such Owner's Lot, or (iii) to use any easement over the Common Property for utilities, telecommunications or similar services necessary to service such Owner's Lot.
- (8) Enforcement Against Sub-Associations. If a Sub-association fails to pay any Assessment, fine, interest or other charge due from such Sub-association within twenty (20) days after due, then the Association may attach any Assessments or charges due from the Owners to such Sub-association and notify such Owners that all Assessments or other charges shall be paid directly to the Association until such Owners are notified otherwise. The Association may then retain such portion of the sums collected to satisfy the amount due from the Sub-association and shall remit any sums collected in excess of Assessments or charges due to such Sub-association.