



In Community Management, We're Superior

BOARD ACTION ON VIOLATIONS

The first offense against an Association Rule or Document will be considered as a “Warning Violation” without penalty assessment, except in matters pertaining to damage to Community property or danger to the safety and/or welfare of the residents.

Second Offense/Board Hearing

Upon the second offense or non-compliance of the same violation, the owner is given the opportunity to respond to the violation at a scheduled Special Board Meeting. The owner may have an attorney present at this hearing. However, seven (7) day prior notice must be given to the Board of his/her intention to do so.

Based on the facts presented at this hearing the Board may;

- Dismiss the violation
- Levy a penalty assessment in accordance with the schedule of assessments printed herein, or initiate court injunction or Alternate Dispute Resolution, depending upon the severity of the violation.
- Grant an extension of time to correct the violation. The Board will also determine the action to be taken if the violation is not corrected within the time period allowed.

An owner may petition for one postponement of his/her Board Hearing depending upon the circumstances involved. Any owner who fails to appear, however, will be considered “in default” and the appropriate penalty assessment levied.

The cited owner will be notified in writing of the Board’s decision after his/her hearing.

Third and subsequent Violation

Repeat offenses of the same violation thereafter will receive penalty assessments appropriate to the violation

Schedule of Penalty Assessments

First Offense and violation written warning

Second offense same violation \$ 25.00

Third offense same violation \$ 50.00

Fourth offense same violation \$ 100.00

This assessment and procedure may not apply in certain serious or property damage violations. The Board may assess penalties in excess of the schedule shown if, in the opinion of the Board, the violation created a hazard to the safety, welfare or property of other residents.