

Casitas Chaparral HOA
Rules Enforcement and Fine Policy
Adopted 1/15/2015

Rule Enforcement:

We encourage owners to trade phone numbers and to talk about problems in a cordial manner before approaching the Board or management with a problem. Many problems can be resolved between neighbors and we all should strive for harmony by having consideration for each other.

Should intervention by the Association or its agent become necessary, it will be done in the following manner:

Nuisance Violations:

For verified nuisance violations, including, but not limited to vehicle violations, loud noise, noxious odors, loud parties, and pet violations, the homeowner will be notified immediately. There will be an expectation that the violation will be stopped immediately. If not, a fine as indicated below will be assessed. Second violations of the same type will result in larger fines as noted below.

Other violations:

A warning letter will be sent to the homeowner outlining the substance of the violation and the time allowed for correction (normally 14 days).

Fine:

If the issue is not resolved within the allotted timeframe, a fine of \$50.00 for the second notice will be assessed. Repeated violations or failure to resolve the problem within the allotted timeframe will result in subsequent fines of \$250.00 for a third notice and \$500.00 at the issuance of a fourth notice. Should a fifth violation notice be necessary, the matter will be referred to the Association's attorney to compel compliance with the cost borne by the Unit Owner. Violations for dog droppings not picked up will be an immediate \$100 for 1st offence and \$250 for the 2nd offence plus community service cleanup around the property.

Damages and Payment:

If any property in the common area or common element is damaged or destroyed through the negligent or culpable act of a co-owner, his guest, tenants, or household member, the Association will make the repairs and bill the co-owner.

Violation Notice Requirements:

Any letter that is mailed for the purpose of providing a warning or to indicate that a fine is being assessed shall conform to state law which requires inclusion of:

- ✓ Provision of the document that has been violated
- ✓ The date of the violation or the date upon which the violation was observed
- ✓ The first and last name of the person or persons who observed the violation
- ✓ A description of the process the Owner must follow to contest the notice

Tenants:

Any violation of rules by a tenant will result in notification to the owner who shall be responsible for any sanctions or fines.