

# Regency at Garden Groves HOA

## Rules Enforcement and Fine Policy

### **Rule Enforcement:**

We encourage owners to trade phone numbers and to talk about problems in a cordial manner before approaching the Board 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 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 heavier fines.

### **Other violations**

A warning letter will be sent to the homeowner outlining the substance of the violation, the time allowed for correction (normally 10 days) and the appeal process available.

### **Fine**

If the issue is not resolved within the allotted timeframe, a fine of \$50.00 will be assessed. Repeated violations or failure to resolve the problem within the allotted timeframe will result in subsequent fines of \$100.00. In no case will more than \$500.00 per month be levied against any owner.

### **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. Payment must be made within 10 days to avoid a lien being placed on the co-owners.

### **Tenants**

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

*Adopted March 20, 2006*