

6 Grievances and Rules Violations

Grievances

6.1 For grievances involving a neighbor, owners and/or occupants are encouraged to discuss grievances, complaints, and concerns with the offending neighbor for resolution.

6.2 Grievances, complaints and concerns brought to the Board may be considered at a regularly scheduled Board meeting or at a special meeting if appropriate. Grievances to be considered by the Board must be submitted in writing to the property management company for Board review. Anonymous communications will not be considered

Rules Violations

6.3 Owners or occupants in violation of the provisions of the CC&Rs and Rules & Regulations may be subject to the following actions and fines:

(A) Continuous or Ongoing Violations

Examples of continuous violations would include failure to perform yard maintenance, inoperable and/or unsightly vehicles, non-allowed items in house or yard (AC units, broken blinds, junk visible from the street, failure to repair a fence or gate, to name a few), RV's parked on driveway or street continuously.

A letter will be sent to the Lot owner stating the continuous or ongoing violation, and that fines of \$10 per day will be imposed within 5 days of the date of the letter until compliance occurs.

The homeowner may contact the Manager to request a specific grace period of time to comply. The owner will be required to advise the Manager when compliance is achieved, thus stopping the daily fines from accruing.

The homeowner will be given an opportunity to be heard by the Board.

(B) Intermittent Violations

Examples could include failure to quiet or control a dog, a non-continuous but repeated parking violation, garbage cans left out after pickup on trash pickup day, noise violations.

A letter will be sent to the Lot owner stating the intermittent offense or conduct. After an initial courtesy letter, a fine of \$25 will be imposed at the next same offense.

If the same offense recurs, a violation letter will be sent with a \$100 fine at each occurrence.

The homeowner will be given an opportunity to be heard by the Board.

(C) Specific Violations

The Board may levy fines for specific violations. These usually relate to unapproved ACC changes.

A letter will be sent and an initial fine of \$200 may be imposed. Daily fines may follow if the homeowner does not comply with modifications the Board may require. Reasonable timelines will be given, depending on the nature of the corrections to be made.

The homeowner will be given an opportunity to be heard by the Board.

(D) Fines Payable

Any fines imposed shall be paid within fifteen (15) days of notification or be subject to the collection procedures adopted by the Board.