

## **GRANDE TERRE HOMEOWNERS' ASSOCIATION POLICY AND PROCEDURES FOR COVENANT ENFORCEMENT**

### **Initial Complaint**

Any member may notify the property management company **in writing or via E-mail** of suspected deviations from the Association covenants. Upon notification of a suspected deviation, two or more of your board members will view the property to see if the condition truly exists. The board members will use their subjective judgment and may view the property several times over 3-4 days to determine if the deviation is temporary or being resolved. This approach will take place where it concerns deviations dealing with disabled vehicles or obvious temporary conditions. The complainant will be notified whether or not their observation has merit.

### **The Enforcement**

The enforcement will start with a letter to the homeowner and/or resident (in the event the property is leased) advising them of the perceived deviation. After the first letter is sent, the resident will have the opportunity over the next 14 calendar days to: 1) correct the deviation, or 2) respond to the board in writing or in person (if a meeting is conducted during this time period) with rational why the item in question is not a deviation.

If satisfactory corrective action is taken by the homeowners, the complaint will be dismissed and no further action shall be taken. The homeowners may request additional time to rectify the non-compliance. Such a request shall be in writing. If a majority of the Board of directors determines that a request for additional time is justified, they shall grant an additional period not exceeding thirty (30) days. If the homeowner's provide insufficient justification of the delay, the Board of Directors may deny the request and proceed accordingly.

If after fourteen (14) days, the homeowner remains in non-compliance with the covenants, they will be assessed an initial twenty-five dollar (\$25) fine. For each week there after in which the homeowner's remain in non-compliance they will be assessed an additional ten (\$10) fine.

### **Fine Enforcement**

If after being assessed a fine, the homeowner refuses to pay, the Board of directors may file suit on behalf of the homeowner's association, if a majority of the directors determine that such an action is appropriate. Such a suit can seek either the payment of fines or affirmative action seeking to force the homeowners to comply with the covenants.

### Special Assessment Schedule/Fees

Violation	1 <sup>st</sup> Offense	Subsequent (If not corrected)
Failure to maintain a weed free lawn at an length of no more than 6 inches	\$25	\$25/day after 72 hours.
Failure to obtain prior approval of change/improvement to original design from design committee (Satellite dish)	\$25	\$25/week
Storage of inoperable/Abandoned vehicles or maintaining vehicles on driveways for an extended period of time.	\$25	\$25/week
Garbage/waste not properly contained	\$10	\$10/occurrence
Miscellaneous: Unapproved fencing, dog runs, basketball hoops, other ball nets, unauthorized sheets/blankets hanging from windows, oil spills on driveways, ect.	\$25	\$10/week
Storing or parking RV's, snow machines, four wheelers, trailers, boats or other recreational vehicles in driveways or on common property.	\$25	\$25/week
Failure to restrain, clean up after, and be otherwise responsible for damages your pet may cause.	\$25	\$25/occurrence
Nuisances such as snow machines and loud music at inappropriate times (abiding by municipal code)	\$25	\$10/week
Outside burning of vegetation or trash	Municipal Action as described by law.	Municipal Action as described by law.
Portable basketball hoops that are not standing straight up or are not <u>in</u> the homeowner's driveway.	\$25	\$10/week

**Note:** Items of difference brought before the rules committee/Board of directors that are not covered by Federal, State, or Municipal laws or regulations, enumerated in the Grand Terre Homeowners Association's By-laws or this document will be acted upon and decided by the Rules Committee/Board of Directors on a case by case basis, i.e. nuisances.