

Woodhaven HOA  
 Violations Audit Report  
 First Warning (100)  
 Inspected November 10-18, 2025

Violation	Remediation	Remediation Allowance	Potential Fine
Broom, dust pan, ice chest, cleaning supplies, trash bag with leaves, empty plant pots and cake cover on patio	Remove disallowed items from patio or store in enclosed storage container; plant live plant/bulb or artificial plant in plant pots or remove from patio	30 days	\$100
Firewood not covered on balcony; scooter and ice chest stored on balcony	Cover firewood or remove from balcony; remove scooter and ice chest from balcony	30 days	\$100
Storm door, paint cans, ladder, scrap lumber and other loose items stored on patio	Remove from patio or store in enclosed storage container	30 days	\$100
Empty plant pots and water hose holder stored on patio	Plant live plant/bulb or artificial plant in plant pots or remove from patio; remove water hose holder from patio	30 days	\$100
Wreath hung on front door covers unit number	Reposition wreath or remove from door	30 days	\$100
Exercise bicycle, open shelving without plant pots, electric fan, dust pan, brooms, leaves and other loose items stored on patio	Remove disallowed items from patio or store in enclosed storage container; plant live plant/bulb or artificial plant in plant pots or remove from patio; clean up leaves on patio	30 days	\$100
Plant hanger attached to hardiboard on patio	Remove and repair/paint hardiboard	30 days	\$100
Towels, trash cans, washing machine and shutters stored on patio	Remove from patio		
Trash can stored on balcony	Remove from balcony	30 days	\$100
Empty plant pots, broom, dust pan and shoes stored on patio	Plant live plant/bulb or artificail plant in plant pots or remove from patio; remove disallowed items from patio or store in enclosed storage container	30 days	\$100
Wreath hung on front door covers unit number	Reposition wreath or remove from door		
Empty plant pots and leaves on patio	Plant live plant/bulb or artificail plant in plant pots, store in enclosed storage container or remove from patio; clean up leaves on patio	30 days	\$100
Above ground planter box, empty plant pots, plant pots with live plants and brush and dust pan are too close to A/C compressors	Remove above ground planter box; relocate plant pots with live plants and ensure they do not interfere with landscapers; plant live plant/bulb or artificial plant in plant pots and ensure they do not interfere with landscapers or remove; remove brush and dust pan	30 days	\$100
Many loose and unallowed items on patio	Store in enclosed storage containers or remove from patio		
Large trash can, dirty towels, leaves and a large sheet of tile stored on patio	Remove disallowed items from patio or store in enclosed storage container; clean up leaves on patio	30 days	\$100
Tile stacked on patio	Store in enclosed storage containers or remove from patio	30 days	\$100
Wood planks covering patio floor	Remove from patio		
Plant hangers (4) attached to hardiboard on patio	Remove and repair/paint hardiboard		

Violation	Remediation	Remediation Allowance	Potential Fine
Open shelving on patio with no plants	Place plant pots with live plant/bulb or artificial plant on open shelving or remove from patio	30 days	\$100
Open storage container on patio	Cover with lid or remove from patio		
Empty pots stored on patio	Plant pots with live plant/bulb or artificial plant, store in enclosed storage container or remove from patio		
Dust pans, Swiffer, scrap lumber, 5-gallon paint bucket, something wrapped in a garbage bag and other loose items stored on patio	Store in enclosed storage container or remove from patio		
Antlers attached to hardiboard on patio	Remove and repair/paint hardiboard	30 days	\$100
Broom and mop on balcony	Store in enclosed storage container or remove from balcony		
Brooms, dust pan, cinder block and other loose items stored on patio	Store in enclosed storage container or remove from patio	30 days	\$100
Empty pots stored on patio	Plant pots with live plant/bulb or artificial plant, store in enclosed storage container or remove from patio		
Laundry basket and other loose items stored on balcony	Store in enclosed storage container or remove from balcony	30 days	\$100
Leaves, dirt and old torn outdoor carpet on patio	Repair outdoor carpet or remove from patio; clean up leaves and dirt on patio	30 days	\$100
Cleaning products, paint cans, walker, brooms, dust pan, leaves and boxes of tile on patio	Store in enclosed storage container or remove from patio; clean up leaves from patio	30 days	\$100
Decorative art attached to hardiboard on entrance landing	Remove and repair/paint hardiboard	30 days	\$100
Golf pictures in windows by front entrance door	Remove		
Plant hanger attached to hardiboard on patio	Remove and repair/paint hardiboard	30 days	\$100
Clothes drying racks (2) on patio	Remove from patio		
Empty plant pots on patio; broom and dust pan on patio	Plant pots with live plant/bulb or artificial plant, store in enclosed storage container or remove from patio		
Old flooring, vacuum/steam cleaner, toy vehicle, duster handle, trash bag, ladder, ice chest, old cardboard box and other loose items stored on patio	Store in enclosed storage container or remove from patio	30 days	\$100
Loose items on balcony	Store in enclosed storage container or remove from balcony	30 days	\$100
Window screen stored on patio; leaves on patio	Remove from patio; clean up leaves on patio	30 days	\$100
Loose items on balcony	Store in enclosed storage container or remove from balcony	30 days	\$100
Potting soil, empty plant pots, insect spray and leaves on patio	Plant pots with live plant/bulb or artificial plant, store in enclosed storage container or remove from patio; clean up leaves on patio	30 days	\$100
Loose items on balcony	Store in enclosed storage container or remove from balcony	30 days	\$100
Decorative art attached to hardiboard by front door	Remove and repair/paint hardiboard	30 days	\$100
Broom and empty plant pots stored on patio	Plant pots with live plant/bulb or artificial plant, store in enclosed storage container or remove from patio	30 days	\$100
5-gallon paint bucket and storm door stored on patio	Store in enclosed storage container or remove from patio	30 days	\$100

Violation	Remediation	Remediation Allowance	Potential Fine
Potting soil and broom stored on patio	Store in enclosed storage container or remove from patio	30 days	\$100
Many disallowed items stored on patio (empty plant pots, clothes, shoes, potting soil, mop, insect spray)	Plant pots with live plant/bulb or artificial plant, store in enclosed storage container or remove from patio	30 days	\$100
Empty plant pots on balcony	Plant live plant/bulb or artificial plant or remove	30 days	\$100
Some type of propane lamp or lantern stored on balcony	Remove	30 days	\$100
Some type of hitch and folding chairs stored on balcony	Store in closed storage container or remove from patio		
Empty plant pots stored on balcony	Plant live plant/bulb or artificial plant or remove		
Wreath on front door covers the unit number	Reposition wreath or remove from door	30 days	\$100
Invasive plants in-ground adjacent to front entrance porch	Remove	30 days	\$100
Open shelving stored on patio	Open shelving is only for plant pots with live plant/bulb or artificial plant, otherwise remove	30 days	\$100
Broom and dust pan stored on patio	Store in closed storage container or remove from patio		
Empty plant pots by front door	Plant live plant/bulb or artificial plant or remove		
Empty plant pots by front door	Plant live plant/bulb or artificial plant or remove	30 days	\$100
Wreath on front door covers the unit number	Reposition wreath or remove from door	30 days	\$100
Trash bag stored on balcony	Remove from balcony	30 days	\$100
Firewood (4 pieces) stored under stairwell	Remove	30 days	\$100
Bag of potting soil stored on patio	Store in closed storage container or remove from patio		
Large piece of white tile adjacent to front entrance porch	Remove		
Invasive plants in-ground adjacent to front entrance porch	Remove	30 days	\$100
Broom and dust pan stored on patio	Store in closed storage container or remove from patio		
Open porcelain container stored on balcony	Store in closed storage container or remove from patio		
Open shelving without plants stored on balcony	Open shelving is only for plant pots with live plant/bulb or artificial plant, otherwise remove	30 days	\$100
Birdhouse and trash bucket on 2nd level landing	Remove from 2nd level landing	30 days	\$100
Paint bucket on patio	Remove from patio		
Bag outside front entrance porch	Remove		
Stack of tiles and fire extinguisher stored on balcony	Remove	30 days	\$100
There may be a small charcoal hibachi grill on balcony	Remove from balcony		
There is a loose cable dangling by the front door (it is looped over the entrance light fixture).	This is a safety issue and needs to be attached to wood (not hardboard) or removed		
Decorative art attached to wood post on front entrance porch	Remove from wood post	30 days	\$100
American flag used as window covering	Remove		
Too many stickers on window (patio)	Remove		

Violation	Remediation	Remediation Allowance	Potential Fine
Back door window broken	Repair		
A small crate on patio	Remove from patio		
Shovel and empty plant pots on patio	Store in closed container or remove from patio	30 days	\$100
Decorative art attached to hardiboard on front entrance porch	Remove and repair/paint hardiboard		
Welcome sign attached to hardiboard adjacent to front entrance porch	Remove and repair/paint hardiboard	30 days	\$100
Decorative art attached to hardiboard on patio	Remove and repair/paint hardiboard		
(3) loose tiles stored on patio	Store in closed storage container or remove from patio		
Live plants in-ground under stairwell	Remove	30 days	\$100
Firewood stacked on balcony	Remove from balcony or place on rack and cover	30 days	\$100
Leaves on patio	Clean leaves from patio	30 days	\$100
Flower vase on balcony	Remove from balcony	30 days	\$100
Empty plant pots adjacent to front entrance porch	Plant live plant/bulb or artificial plant or remove	30 days	\$100
Unit numbers attached to hardiboard	Remove and repair/paint hardiboard		
(2) plant hangers attached to hardiboard on patio; plant hanger attached to wood post on patio	Remove and repair/paint hardiboard; remove from wood post	30 days	\$100
Bag of potting soil and (2) empty plant pots on patio	Store in closed container or remove from patio; plant live plant/bulb or artificial plant or remove from patio		
Table on 1st level landing	Remove from 1st level landing	30 days	\$100
Empty plant pots on balcony	Plant live plant/bulb or artificial plant, store in closed container or remove from balcony		
Window screen stored on 3rd level landing	Remove from 3rd level landing		
Exercise bicycle stored on balcony	Remove from balcony	30 days	\$100
(2) storage containers on balcony are not enclosed	Cover with lid or remove from balcony	30 days	\$100
Indoor furniture and leaves on patio	Remove furniture and clean leaves from patio	30 days	\$100
Wreath covering unit number on door	Move wreath lower on door or remove from door	30 days	\$100
(2) plant hangers attached to hardiboard fence on patio; nails in hardiboard on patio	Remove and repair/paint hardiboard	30 days	\$100
Pumpkins on 1st level landing and stairs	Remove from 1st level landing	30 days	\$100
Plant hanger attached to wood post on patio	Remove from wood post	30 days	\$100
Decorative art attached to hardiboard on patio	Remove and repair/paint any damage to hardiboard		
Hook attached to hardiboard adjacent to front door	Remove and repair/paint any damage to hardiboard		
Invasive plants in-ground adjacent to Unit	Remove	30 days	\$100
Numerous items improperly stored on patio; open shelving w/o plants, loose toys on shelving on patio; above ground planter box outside front entrance porch	Put potted plants on open shelving or remove; place toys in closed storage container on patio or remove; improperly stored items placed in closed container or removed; move above ground planter box to patio or remove		

Violation	Remediation	Remediation Allowance	Potential Fine
Very large and heavy plant container on first level landing	Move to balcony (requires plant saucer or drip tray and live plants/bulbs) or remove	30 days	\$100
Very large and heavy plant container on second level landing	Move to balcony (requires plant saucer or drip tray and live plants/bulbs) or remove		
Very large and heavy plant container at bottom of stairwell	Requires a plant saucer or drip tray and live plants/bulbs or remove		
Edging rocks on balcony; duvet cover on balcony railing	Remove from balcony		
White door on 3rd level landing; missing trim pieces around frame	Install missing trim pieces around the door frame and arrange with AMGI for door to be painted dark green		
Planting pot with no plants on front entry porch	Plant live plant/bulb or artificial plant or remove from front entrance porch	30 days	\$100
Indoor furniture on patio (appears to be a bookshelf); open shelving on patio without plants on it; exercise bicycle stored on patio (covered)	Remove indoor furniture from patio; place potted plants on open shelving or remove from patio; remove exercise bicycle from patio		
Welcome sign attached to hardiboard on front porch	Remove and repair/paint hardiboard	30 days	\$100
Loose items on patio including a broom and dust pan	Place in a closed container or remove from patio		
(2) plant pots in front of Unit 1403 A/C compressor with no plants/bulbs	Plant plants/bulbs or remove	30 days	\$100
Dust pan on patio	Place in closed container or remove from patio	30 days	\$100
Flag pole holder attached to wood post on front porch	Remove and repair/paint wood post	30 days	\$100
Broken pieces of furniture and a lamp shade stored on the balcony	Remove from balcony		
Firewood on patio floor; firewood rack needs a cover	Place firewood on rack and cover or remove	30 days	\$100
Can of Raid stored on balcony	Remove	30 days	\$100
Front storm door does not latch	Repair storm door so that it latches or remove	30 days	\$100
Retaining wall blocks and bricks stored under stairwell and near entrance porch; debris under stairwell	Remove		
Loose items on balcony; trash bag stored on 3rd level landing	Place in closed container or remove; remove	30 days	\$100
Empty planting pot and loose floor tiles stored on patio	Place in closed container or remove	30 days	\$100
Empty planting pot stored on 2nd level landing	Plant live plant/bulb or artificial plant or remove from 2nd level landing	30 days	\$100
Planting pot with no plants on balcony	Plant live plant/bulb or artificial plant or remove from balcony		
(2) stepping stones and a bag of concrete stored on patio	Place in closed container or remove	30 days	\$100
Cable holders attached to hardiboard trim by patio door	Remove and repair/paint hardiboard		
Several empty planting pots stored on balcony	Place in a closed container or remove from balcony	30 days	\$100
Numerous items improperly stored on entrance porch and under stairwell (empty plant pots, fishing poles, furniture, broom, dust pan, birdhouse, baseball bat, bag of trash)	Remove (plant live plant/bulb or artificial plant in empty plant pots)	30 days	\$100

Violation	Remediation	Remediation Allowance	Potential Fine
Scrap floor moulding stored between patio fence and shrubs	Remove		
Numerous loose items and unallowed items stored on patio	Place in closed containers or remove		
Piece of tree trunk stored on balcony	Remove	30 days	\$100
(2) pieces of metal stored on 3rd level landing	Remove		
Wood planks covering patio floor	Remove from patio	30 days	\$100
(3) bricks, grill cooking rack, bar and empty planting pots stored on patio	Place in closed containers or remove		
Cardboard boxes adjacent to front porch	Remove		
Storm door on patio does not appear to latch	Repair storm door so that it latches or remove		
Floor moulding stored on the patio	Remove	30 days	\$100
Plant hanger attached to wood post by front door	Remove and repair/paint wood post		
Loose items stored on patio; leaves piled up on patio	Store in closed container or remove from patio; clean leaves off patio	30 days	\$100
Mops and other loose items stored on balcony	Store in closed container or remove from balcony	30 days	\$100
(2) Solar lights in-ground adjacent to entrance porch	Need to move so they do not interfere with landscapers	30 days	\$100
Trash can on patio	Remove from patio		
Water hose hanger attached to wood post on patio	Remove and repair/paint wood post		
Plant hanger attached to wood post by front door	Remove and repair/paint wood post	30 days	\$100
Piece of lumber on patio	Remove from patio	30 days	\$100
Wreath attached (nail?) to front door	Remove and repair/paint front door	30 days	\$100
Loose items on balcony (cutting board, grill accessories and empty pots)	Store in closed container or remove; plant live plant/bulb or artificial plant in pots		
Lumber on balcony	Remove from balcony		
Large shrub (in-ground) adjacent to entrance porch is dead	Remove	30 days	\$100
Front door is white	Paint dark green (contact Big Star 214-281-9884 to schedule)	30 days	\$100
Decorative art attached (nails?) to hardiboard on patio	Remove and repair/paint hardiboard		
Open shelving on balcony; plant stand with no plants on balcony	Store plants on open shelving or remove from balcony; store plants on plant stand or remove from balcony		
Wreath attached (nail) to front door	Remove and repair/paint front door	30 days	\$100
Empty pot plants, bag of potting soil and bag of pebbles on patio	Place in closed container or remove; plant live plant/bulb or artificial plant in pots.		
Invasive plants in-ground adjacent to Unit	Remove	30 days	\$100
Border stones stored under stairwell	Remove		
Water hose hanger attached to brick wall too close to water spigot valve	Remove or relocate to appropriate location		
Piles of leaves on patio	Clean leaves from patio	30 days	\$100
Bicycle outside front porch	Remove	30 days	\$100
Numerous loose items on patio (potting soil bag, paint spray can, basketball, weed killer/bug killer,XMAS tree stand and empty pot plants)	Place in closed storage container on patio or remove; plant live plant/bulb or artificial plant in pots		
(2) Storage containers are stacked	Unstack storage containers		

Violation	Remediation	Remediation Allowance	Potential Fine
Patio door is white	Paint dark green (contact AMGI to schedule)		
Artwork attached to hardiboard on balcony	Remove and repair/paint hardiboard	30 days	\$100
Open shelving and (2) rocks stored on balcony	Place potted plants on open shelving or remove from balcony; remove rocks from balcony		
Pine tree planted in-ground adjacent to the Unit	Remove, tree is too close to the foundation and doesn't fit in the landscaping plan	30 days	\$100
Empty hanging basket on balcony	Plant potted plants in basket or remove from balcony	30 days	\$100
Loose items on patio	Place in closed storage container on patio or remove	30 days	\$100
Mop and leaves piled up on patio	Remove mop and clean leaves from patio	30 days	\$100
Empty plant pot with gardening tools stored inside on balcony	Place in closed storage container on balcony or remove	30 days	\$100
A few loose items on balcony	Place in closed storage container on balcony or remove	30 days	\$100
Open shelving on balcony with no plants	Place potted plants on open shelving or remove from balcony		