

COVENANT ENFORCEMENT

ROUNDUP MESA LANDOWNERS ASSOCIATION

Fees and Actions associated with violations of Covenants and By-Laws

The maintenance of roads and preservation of our community and our property values is the reason the RMLA exists. The Directors and Officers are responsible for making all reasonable efforts to meet these goals. The governing rules for meeting the goals are the Covenants and By-Laws of the Association.

Most of the time residents try to abide by the rules. Sometimes an informal prompt from RMLA will resolve any inadvertent violations. The few cases where residents resist informal requests will be dealt with according to the following schedule of fines and actions.

The first step in any situation should be an informal communication with the resident to explain the violation and to see if some accommodation can be worked out. If an agreement can be reached, the board may vote to grant a waiver for a period of time to resolve the violation.

If no accommodation is reached by informal communication then a formal notice of violation will be sent to the resident. If the resident responds in a timely fashion with a proposal that is acceptable to the board, again, the board may vote to grant a waiver while the situation is resolved.

If no reasonable attempt is made by the resident to resolve the situation within 30 days of the formal notice fines according to the schedule below will be imposed. Fines will accumulate until such time as a resolution is achieved. If resolution is achieved, the board may vote to reduce the fines. After 6 months, if the fines are not paid, a lien will be placed against the property for the value of the fines.

If resolution is still not reached after 6 months of fines, the board may vote to begin legal action against the resident. Costs associated with the legal action will be paid by the resident.

Fine Schedule:

First Violation

Violation for non-payment of dues: \$25 accumulated annually.

Architectural violations: \$100 accumulated every six months.

Commercial use violations: \$50 accumulated monthly.

Other violations: \$25 accumulated monthly.

For re-violation fines will be doubled..