

Green Springs POA Violation Policy and Fine Schedule

The Green Springs Property Owners Association has established the following enforcement Policy for CC&R, By-Law, and or ARC Regulations violations, enforcement, and any applicable monetary penalties for continued violations. This policy will be deemed part of the ARC Regulations and is subject to amendment or modification at any time by majority vote of the Board.

FIRST NOTICE

A Warning Letter will be delivered to the Owner of the property outlining the violation and given 7-days for compliance. In the event that the Owner of the property can be identified as an absentee Owner, a copy of the violation letter will also be sent to the tenant at the property address.

ASSESSMENT OF INITIAL MONETARY PENALTY

The Association will assess a monetary penalty according to the Fine Schedule if the Owner has not corrected or removed the violation, or the violation has been repeated within the time frame of the first Notice. All penalty notices may be sent via regular or certified mail. The homeowner will be responsible for a certified fee added to the penalty.

ASSESSMENT OF ADDITIONAL MONETARY PENALTIES

After the imposition of the Initial Penalty, additional penalties may be imposed upon subsequent inspections if the Owner has not corrected or removed (or has chosen not to correct or remove) the violation or the violation is repeated or has returned. Additional monetary penalties will be imposed after inspections have been conducted to coincide with the terms of the notices.

SHOULD A PERIOD OF AT LEAST ONE YEAR LAPSE BETWEEN VIOLATION LETTERS OF THE SAME OFFENSE, THE NEXT LETTER WILL BE A FIRST NOTICE AGAIN.

EXCEPTION OF NOTICE PROCEDURE

Violations posing a threat to the health, safety, and or welfare of the community as a whole or any one or more other Owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escape pet; or a collapsed structure or tree blocking the road or drivers' lines of vision.

RIGHT OF SELF-HELP

The Green Springs Property Owners Association has the right (but not the obligation) to enter the Owner's property and to provide all maintenance and repairs that are necessary to remove the violation. Entry by the Association and any of its agents is not an actionable trespass. The Association may assess the Owner for the costs of all maintenance and repairs performed by the Association. The Association may seek to recover reasonable attorney fees and court costs associated with any penalties or damages assessed.

OPPORTUNITY TO BE HEARD

The Association recognizes each Owner's right to explain the reasons why there is a violation of the CC&R, By-Laws, or ARC Regulations, particularly if the violation results in a monetary penalty. An Owner has the opportunity to request a hearing before the Board of Directors. The Owner must provide timely written request for a hearing within 7 days of receipt of the violation notice. If the hearing is scheduled, the Owner is bound by the decision of a majority of the Board.

Green Springs Homeowners Association Violations

1. Property alterations and/or improvements made without ARC approval:
2. Repair and maintenance of property:
3. Parking violations in excess of one week (Including, but not limited to, storing any recreational vehicle, trailers, commercial vehicles, boats, or unlicensed or non-operational vehicles, parking on unpaved surfaces.
4. Garbage cans improperly stored; not out of view from the street.
5. All other minor violations
6. All other significant violations (those affecting the safety or aesthetics of the community)

Violation Fine Schedule

Non-compliance seven days after the violation letter a \$50.00 weekly fine will be assessed for part of or the full week for the first month of the violation.

Each month or partial month thereafter a \$250.00 monthly fine will be assessed.

Refusal of payment will result in the account being sent to the Attorney for collection and attorney fees added to your account.