

# Mirasett Homeowners Association

## HOA Covenant Violation Help

Covenant violations affected by time shall be based on a calendar quarters or calendar years. The quarters are defined as January through February, March through June, July through September, and October through December. The Board shall decide which covenants are guided by this time affected schedule and may include, but is not limited to: garbage and recycle cans, excess trash visible, parking of trailers or RVs, fencing, and maintaining your home exterior. See the Fine Schedule at [www.mirasett.org](http://www.mirasett.org).

**Example 1: Garbage and recycle cans left out past the 12 hours after pickup allowed.**

If a resident leaves their garbage cans out past the allowable 12 hours after pickup in consecutive weeks through January and February, the first instance within the calendar quarter (defined above) is a warning, the second is a \$25 fine, the third is a \$50 fine, etc.

If a resident leaves their garbage cans out past the allowable 12 hours in January and then a second time in October, both instances shall receive a warning but no fine.

**Example 2: Garbage items left visible outside of residence.**

If a resident leaves garbage visible from the street in their yard in January, the first instance noted by the Board shall be a warning following the set fee schedule (link to fee schedule). If the garbage is not picked up after the allowed seven days (7 days) to correct, a \$25 fine shall be assessed.

If the garbage is picked up after the first fine but placed back in view of the street in July, the fine schedule shall not reset. A second fine of \$50 shall be assessed following the fee schedule.

**Example 3: Trailers, campers, RVs, etc. remaining within the neighborhood past allowable timeframe.**

If a resident parks a trailer, camper, RV, or other type of vehicle within the neighborhood past the allowed timeframe within the Covenants in January and does so again in February, the first instance in January receives a warning notice, the February instance receives a \$25 fine.

If a resident parks a trailer, camper, RV, or other type of vehicle within the neighborhood past the allowable timeframe within the Covenants in January and does not do so again until June, the January instance receives the warning notice and the June instance still receives the same \$25 fine assessed. This is an example of the calendar year affected Covenant violation.

**Example 4: Front lawn does not meet aesthetic of neighborhood (e.g., dead grass).**

If a resident allows their front lawn to go untended for such a period as it becomes unacceptable to the Board as meeting the Covenant requirements, the first notice shall be sent as a warning. If the violation is not corrected within the calendar year, notices shall continue with their applicable fines associated with the notice number. However, the Board reserves the right to determine if work is being done to remedy the violation and may, at its discretion, decide to not continue issuing violation notices. This is another example of the calendar year affected Covenant violation.