

# GENERAL VIOLATIONS IN THE COMMUNITY

To maintain a clean, safe, and welcoming community, management conducts monthly lot and home inspections. This infographic highlights the items that may receive a violation during monthly inspections. Violations result in \$40 fee(s), eviction for repeat violations, or immediate removal for certain offenses like unapproved animals. Thank you for helping keep our community a great place to live!

## VIOLATION STEPS

1. We give a VIOLATION WARNING (ONLY) to correct, with grace period.
  - ✓ No fee will be charged if corrected by due date
2. Common violations fall into the following categories.
  - ✓ Rent Payment
  - ✓ Trash & Debris
  - ✓ Hazards & Noise
  - ✓ Illegal Activities
  - ✓ Home & Lot Conditions
3. If not corrected by due date, additional violations or eviction notice will be given.

## PROCESO DE INFRACCIONES

1. Damos una ADVERTENCIA DE VIOLACIÓN (ÚNICAMENTE) para corregir, con un período de gracia.
  - ✓ No hay multa si la infracción se arregla.
2. Las violaciones más comunes se dividen en las siguientes categorías.
  - ✓ Pago de Renta
  - ✓ Basura y Escombros
  - ✓ Peligros y Ruido
  - ✓ Actividades Ilegales
  - ✓ Condiciones de la Casa y el Lote
3. Si no se corrige antes de la fecha límite, se emitirán infracciones adicionales o un aviso de desalojo.

## 1 HOME & LOT COND.

- Home in Poor Condition (Roof, Trim, Skirting, & Siding)
- Unapproved Structures (Sheds, Porches, Carports)
- Unauthorized Modifications
- Windows – Broken Shades or Unauthorized Coverings

## 2 YARD & WASTE

- Not Mowing and Edging
- Trash and Debris
- Clotheslines
- Contractor Materials
- Items on Deck, Yard, or Driveway
- Trampolines or Pools

## 3 ANIMALS

- Breed Restrictions, Unapproved, Aggressive or Unregistered
- Animals Over Weight Limit
- Failure to Clean Up

## 4 VEHICLES

- Unauthorized Parking
- No Commercial Vehicles
- Extra Vehicles
- Parking on Grass
- Inoperative / Unregistered
- Blocking Roads
- Speeding or Unsafe Driving

## 5 BUSINESS USE

- Unauthorized Business Operations

## 6 LEASE

- Late Rent or Nonpayment
- Unauthorized Occupants
- Unapproved Guests
- Failure to Maintain Insurance, Taxes, or Home Ownership
- Failure to Comply with Move-In or Move-Out Procedures

## 7 ILLEGAL

- Illegal or Criminal Activities – Unreported Convictions
- Dangerous Weapons
- Fireworks or Open Burning
- Hazardous Materials

## 8 BEHAVIOR

- Excessive Noise
- Disruptive Behavior
- Threats or Violence Towards Neighbors or Management
- Playing in Unsafe Areas (Streets, Parking Lots, Neighbor's Yard)
- Failure to Supervise Guests or Household Members

## 9 UTILITIES

- Tampering with Utilities
- Tampering with or Blocking Access to Water Meters
- Clogged Sewer
- Improper Disposal of Waste