

MONTEREY AT MIRABEL VILLAGE

Landscape Violation & Fine Policy — Resident Summary

This document summarizes the HOA's process for landscape violations and fines. The full legal policy (effective September 15, 2018) is the binding document.

What Violations Does This Cover?

This policy covers landscape-related violations — things like overgrown or dead plants, ungroomed yards, and failure to maintain your landscaping to community standards.

The 3-Step Notice Process

Notice	Timeline	Fine
1st Notice	You have 30 days to fix	NO FINE — courtesy notice only
2nd Notice	30 days after 1st notice if still not fixed; you have 60 more days	\$250 fine if not fixed by deadline
Continuing Violation	60 days after 2nd notice if STILL not fixed	\$50 per day every single day until fixed

The Board can also seek legal action (injunctive relief) at any time for serious violations, regardless of where you are in the notice process.

Board Discretion Fine

For violations the Board considers dangerous, egregious, or threatening to health/safety/property, the Board can impose a fine of up to \$2,000 at any time — even without prior violation history.

How to Appeal a Fine

You have the right to appeal. Here's the process:

- You **MUST** submit your appeal in writing within 21 days of the violation notice
- Send your appeal via certified mail (return receipt requested) to the address on your notice
- Your appeal must explain extenuating circumstances and include supporting documentation
- A hearing will be scheduled at a Board meeting (executive session)
- You'll present your case; Board members may ask questions
- Written decision will be mailed to you within 15 days
- Board decisions are **FINAL** — no further appeal is available

If your appeal is denied, you have 10 days to fix the violation or daily \$50 fines resume.

Other Remedies

In addition to fines, the Association may:

- Hire contractors to do the work themselves and bill you (costs added to your assessment)
- Seek a court order requiring you to fix the violation
- Refer the matter to the Association's attorney