

RED CEDAR CANYON TOWNHOUSE ASSOCIATION (RCCTA)

Rules, Regulations and Policies

Board Enforcement Notification

Dear Townhouse Unit Owners,

The RCCTA Board is charged with enforcement of Article X, Section 63 of the RCCTA Declarations and Covenants regarding storage of trash and recycling containers.

This letter is to inform you of the existing covenant and enforcement, effective May 1, 2010.

There has never been board authorization for any unit owner to have any type of screen enclosure outside of the garage in order to effectively screen garbage and recycle containers. The alcove next to the garagr was not intended, nor has it been approved, as an acceptable storage area for any of the items listed in Article X, Section. Likewise, the air conditioner area between the garages has never been approved for storage of garbage and recycling containers, or any item listed in Article X, Section 63.

Only the board-authorized salt bins may be stored between the garages during the winter months. These bins should be removed and stored in one of the two adjoining garages until the next winter.

All unit owners are required to store both the garbage and the recycling containers inside the garage.

Containers may be put outside the night before pickup day

Containers must be returned to the garage by the evening after pickup.

Unit owners will be notified of violations by MJF and associates. MJF will be conducting random checks for compliance with the policy beginning the week of May 1,2010.

Penalty process for any violation of Article X, Section 63. Storage

For any violation of the Declarations and Covenants without board approval, the following penalty step process will be initiated:

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1. A certified letter would be sent at the first known covenant violation Explaining the violation and the penalty step process.
2. After two (2) weeks have passed and the covenant is still being violated, a letter would be sent with a penalty of \$25.00
3. After three (3) weeks have passed and the covenant is still being violated, a letter would be sent with a penalty of \$50.00
- 4 After four (4) weeks have passed and the covenant is still being violated, a letter would be sent with a penalty of \$100.00 penalty.
5. After five (5) weeks have passed and the covenant is still being violated, and/or penalties have not been paid, a letter would be sent informing the unit owner the matter is being sent to the Association Attorney to place a lien on the property at the owner's expense.

All unit owners retain the right to appeal to the board in the event of a penalty.

The penalty policy is intended to enforce Article X, Section 63. Of the Declarations and Covenants and to maintain the beauty, serenity and property values of the community.

Please contact any board member to offer comments and feedback.

Sincerely,
RCCTA Board of Directors

Article X. GENERAL RESTRICTIONS. OBLIGATIONS AND RIGHTS OF OWNERS

Section 63. Storage of items (other than patio-type furniture and not more than one cooking grill per lot). Including but without limiting the generality of the forgoing, sporting equipment, toys, yard and garden tools, and equipment, and trash and garbage containers, shall not be allowed unless effectively screened from view outside the lot by enclosure. The design of each screen enclosure must be approved by the Architectural Control Committee in accordance with the architectural control provision hereof. The storage of rubbish of any character whatsoever, any material that emits foul and obnoxious odors, the growing of any noxious weed or other natural substance, and the harboring of the source of any noise or activity which disturbs the peace, comfort or serenity of residents is prohibited. Usual household trash and garbage shall be regularly collected and may be kept outside only in sanitary containers which are screened.