

Why enforce the covenants?

Your Association may be your best tool to protect the value of your home and the quality of your neighborhood. KHA does a number of different things, such as setting and collecting the maintenance fees required and needed to run an Association, maintaining landscaping in the common areas, planning events for neighborhood functions, etc. One of the most important functions of an Association is to enforce deed restrictions and protect the value of the community assets—among those being your home. Without these restrictions, some people would leave garbage in their yards, never maintain their homes, park their cars and boats on the grass in their front yards, park motor homes in driveways, etc. These are very real examples of problems many local subdivisions have seen in recent years.

If deed restriction violations are not corrected, there can be very negative results over time. Estimates are that property values in a subdivision with an inactive Association can fall as much as twenty percent due to failure to enforce restrictions. KHA, acting through the Architectural Control Committee and its Board of Directors, controls the appearance of the neighborhood by taking deed restrictions seriously and by vigor-

ously enforcing infractions of those restrictions.

How we enforce the violations

A potential rules violation may be identified by a Board Member, the Association Staff, or it may be brought to the attention of the office by any member of the Association. All violations are verified by staff.

First Notice. The Association will notify the offending owner that a violation exists, the action necessary to correct the violation, and provide a 14-day period in which to correct the violation without further sanction.

Second Notice. After the period of time allowed for correction of the violation has passed, the Association's staff will re-inspect the property to ensure satisfactory compliance. If the action taken by the owner eliminated the violation, then no further action will be taken. If the violation still persists, a second notice will be sent to the owner alleging that the violation still exists and gives another 14 day period to correct the violation before any additional action is taken.

Final Notice. If the violation continues, the final notice advises

the owner of his/her right to be heard before the Fines Committee, appointed by the Board, regarding this violation. If the owner fails to request a hearing, or fails to appear at the hearing and/or provide documentation via written letter as to why he/she feels a fine should not be imposed for the violation, the following penalties will be assessed:

First Violation: \$25.00 per day up to \$1,000.00

Second or Repeat Violation: \$50.00 per day up to \$1000.00

Violations may be turned over to the Association's attorney for legal action, which may include collection and enforcement.

Since March, 2014, the following violations have been addressed by the office:

Boat, camper or trailer violations - 170

Yard Maintenance (mowing, shrub pruning, etc.) - 113

Home Maintenance (power washing, painting, roof repairs, etc.) - 79

Misc (unapproved structures, cars parked on lawn, inoperable cars, etc.) - 72

Of these 434 violations, 415 have been corrected.