

RULES GOVERNING OPERATION OF THE ASSOCIATION

In addition to all state and local laws and statutes our association is governed by three basic sets of rules;

1. CC&R's
2. Architectural Rules
3. Rules and Regulations

If the Management company/Board finds any owner in violation of any of the above rules the following procedure applies:

RESPONSIBILITY OF MGNT/BOARD

1. Verify (establish) that a rule governing operation of the association has indeed been violated
2. Provide an initial notice to the lot owner defining
 - a. What the violation is
 - b. request to remove violation/stop work by a specific date
3. If no action is taken by the lot owner by the time period provided in 2, then a second notice is given
 - a. and b. as 1. above
 - b. notice that the association will take certain actions by a certain date
 - c. notice of what further actions may (will) be taken
 1. removal at owners expense
 2. other remedy's allowed by CC&R's (lien)
 3. fines
4. If no action is taken by the owner by the date in 3. above then:
 - a. and b. as 1. above
 - b. A fine or some other action is taken
 - c. notice that if no action is taken by a certain date then one or more of the following will happen
 1. removal at owners expense
 2. other remedy's allowed by CC&R's (lien)
 3. further fines

RESPONSIBILITY OF LOT OWNER

Provide the Management company with a statement as to intent:

- a. When and how the violation will be removed
- b. stop work on any improvement
- c. request a hearing with the pertinent association body if desired