

**JACKSON SCHOOL
HOMEOWNERS' ASSOCIATION**

CC&R UNIFORM ENFORCEMENT POLICY

Article X, Section 10.2 (a) & (b), 10.5; Article XII, Section 12.5

Introduction

The Jackson School Homeowners' Association is authorized under the Association's CC&Rs to enforce the covenants, conditions and rules that pertain to property located within the community. All homeowners ("owner") are required to comply with these standards. The following set of rules shall be applied in the event a violation of the CC&R's occurs:

Notification

Upon recognition of a possible violation of the CC&Rs the Association will provide written notice of the violation to the owner or the property manager so designated by the owner.

If, within ten business days of the initial notice, the owner does not correct the violation or does not submit to the Association Manager a plan for correction acceptable to the Association Manager, a second written notice will be sent to the owner of the violation. Accompanying this second notice will be a notification that the matter has been referred for Board action and that the owner has the opportunity to be heard and contest the violation and/or the fine, at the next scheduled Board meeting. The notice of the opportunity to be heard will set forth the date of the next Board meeting.

Board Action

The hearing shall be placed upon the Board agenda, for the next regularly scheduled Board meeting. At that time, the Board shall consider the evidence for and against the violation. If the owner is present, the owner shall have the right to be represented by legal counsel and to have a reasonable amount of time to produce any statement, evidence and witness on his or her behalf. The Board shall then determine the matter and, if appropriate, impose a reasonable fine based on the most current fine schedule adopted by the Board.

Repeat Violations

Owners who repeat any violation within an 18-month period of receiving a Notice of Violation are not entitled to an additional notice or hearing, regardless of whether or not the owner participated in a hearing as a result of the first violation. For such repeat violations, the Board may automatically begin fines as outlined in the attached fine schedule.

Imposition of Fine (Fine Schedule)

Without an approved submitted plan to correct the violation, the Board may impose fines beginning from ten (10) business days from the date of the second notice. The owner will be notified if a fine has been imposed.

Once a fine is imposed, the fine shall not be suspended for the reason the owner has later submitted a plan for correction. Imposition of the fine will be terminated once the owner corrects the violation and notifies the Association Manager. Any fine imposed shall be added to the owner's account with the Association, which shall reflect the fines and related costs imposed, payments received and the account balance. All fines imposed shall be an assessment against the property.

The board reserves the right to impose additional fines if the violation is of a nature to cause harm to other persons or property. Fines of this nature will not be imposed until the owner has been notified of a right to a hearing.

Collection Enforcement

All fines shall be collected in the same fashion as any other assessment or debt owed to-the Association.

December 1998, November 2002, October 2006, November 2007, Reviewed November 2008, Amended March 2009, February 2012, November 2013, March 2017, July 2019
Prior Enforcement Overview Policy folded into this policy November 2013 (August 1995, September 1995, March 2002, September 2006, October 2006, July 2007, Reviewed November 2008)

**JACKSON SCHOOL
HOMEOWNERS' ASSOCIATION**

CC&R UNIFORM ENFORCEMENT PROCESS AND FINE SCHEDULE

Group 1: Includes all situations EXCEPT painting/residue problem or RV's, boats, trailers, etc.

First occurrence: Courtesy Notice OR Door Knob flyer. A statement of the issue needing correction will be stated. No official CC&R language to be included. Ten (10) days to the correct situation from the date the letter is received by the Resident.

Second occurrence: Courtesy Letter with a statement of the issue to correct as well as the appropriate CC&R language. Ten days to correct, or if not corrected, the following statement added: "We may be required to send an additional notice with a rules enforcement fee of \$100 to be charged to home owner's account."

Third occurrence: Violation letter, stating a fine of \$100 will be assessed if not corrected in 10 days from receiving the letter. Owner will be informed when a fine has been imposed.

Fourth occurrence: 2nd Violation letter sent, with a fine of \$200 if not corrected in 10 days from receiving the letter. Owner will be informed when a fine has been imposed. Board notification.

Subsequent violations: Fine of \$400 will be assessed. Owner will be informed when a fine has been imposed. Board notification.

Group 2: Painting and/or Residue issues.

First occurrence: Courtesy Notice sent. This is a *special letter* that alerts the Owner to a problem and asks that it be resolved by October 31st of the current year.

Second occurrence: Courtesy Letter will be sent and procedures outlined in Group 1 for further violations will be followed.

Group 3: Recreational Equipment to include boats, trailers, truck-campers, truck-canopies, motor homes and like equipment.

First Occurrence: CMI Compliance Officer will note the situation in the Violation Log but no letter will be sent.

Second Occurrence: If the Recreational Equipment is seen a second time, the usual Courtesy Letter will be sent, and procedures outlined in Group 1 for further violations will be followed.

NOTE: Refer to Resolutions on Uniform Vehicle and Storage Policy (CC&R Section V, Section 5.1; Article X, Section 10.2) for information on storage that is 'Wholly Confined' and not visible from the center of the street, including residents who owned a lot in JSHOA as of October 7, 1999.)