

Countryside Valley Homeowners Association

Policies and Procedures for C, C, & R Enforcement

- Observe and Note Violations on neighborhood walks.
- Mail notice of violation to Owners with deadline to correct violation.
- Re-Inspect property after deadline and note results.
- Mail notice of Hearing to Owner if violation is not corrected.
- Hold hearing on specified hearing date. At hearing Board will hear owner's comments and act on violation. (Assess fine and / or close violation).
- If Violation is not corrected and Owner does not attend their hearing, a fine will be assessed by the Board.
- Owner will then be given a period of time to correct violation and pay fine. If Owner has not corrected the violation and paid the fine, the Board will refer Owner to Associations Attorney. Owner will be billed for all attorneys' fees. (First letter is \$125.00 or more)
- If issue is not resolved, board will direct the Attorney to attach a lien to the property. Cost of action will be billed to Owner. (\$250.00 or more)
- Board may vote to hire a contractor to address violations on the property. Cost will be billed to Owner.
- Delinquent Accounts will be referred to our Collections Attorney for full collection proceedings. All costs will be paid by the Owner.

The Board has been committed to monitor the neighborhood closely to help ensure each of us are maintaining our homes and properties at the high standard outlined in the CC&Rs that govern our community.

The Board does not wish to take any adverse action against Homeowner's. However we are required to enforce the C, C, & R's and take any and all actions necessary to maintain our Countryside Valley neighborhood.

Please help this Board avoid unpleasant consequences of your inaction.

Thank You