

Directive 2019-02 R1 Fines Assessment and Collection Policy

**This Directive replaces Directive 2013-02 and 2019-02 Fines Assessment Policy.**

**1.0 Purpose**

This Directive establishes the 1) policy for assessing fines, and 2) procedures for collecting the fines for violations of Homestead at Jackson Creek Homeowners Association Covenants & Restrictions (C&Rs). This policy and set of procedures are adopted by the Homestead at Jackson Creek Homeowners Association Board of Directors in compliance with the C&Rs, Article 4, Sections 4.1, 4.2, 4.3, 4.4, and 4.5 which charge the Board with the responsibility of adopting such Rules and Regulations as are necessary to enforce the C&Rs and protect the investment of Homeowner Association members. The purpose of establishing this set of regulations is not to punish any lot owner, but to stop violations from occurring and give the Homestead at Jackson Creek Homeowners Association Board of Directors the mechanism necessary to ensure Lot Owners follow C&Rs established to protect the Association Members' investment.

**2.0 Scope**

This directive applies to Filings 1, 2, and 3 of Homestead at Jackson Creek.

**3.0 Policy**

The Board of Directors may assess a fine to a lot owner if a violation of the C&Rs is not corrected within the timeframe established to correct the violation. Fines levied for a violation of C&Rs or legally adopted Board Policies, will become a personal obligation of the lot owner and will be collected thru Directive 2006-02 Covenant Compliance and Enforcement. All fines levied will be recorded against that lot owner.

**4.0 Procedure**

In accordance with the established policy, after the Board of Directors validates that a violation of the C&Rs has occurred, the Association Secretary will follow the steps described in paragraph 9 of Direction 2019-03, Policy on Enforcement Procedures. In following those procedures, the Board of Directors shall take into consideration such things as weather and time required to correct the violation in determining the amount of time given to make the correction. Second and subsequent notification of violation for the same violation shall reference the original required correction date.

- 4.1 If a fine is assessed the Lot Owner, it will be added to the Lot Owner's account. The fine will be included in monthly statement of account sent to the lot owner. The terms of the collection policy will be applied to recovering all fines.

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5.0

Type of Violation	Basic Fine	Second Offense	Third & Subsequent Offenses
<b>Care of Yard</b>			
Improperly stored garbage or recycling containers	\$25	\$50	\$100
Failure to keep front yard maintained (i.e. grass, weeds, trees)	\$25	\$50	\$100
Improper storage of non-landscaping items accumulated at the side or back of a house or garage visible by neighbors or from the street	\$25	\$50	\$100
<b>Parking/Intrusion on Street</b>			
RV/boat/trailer parked in driveway or street	\$25	\$50	\$100
Cars parked improperly on the side of the residence, driveway or on the street	\$25	\$50	\$100
Basketball stands blocking sidewalk	\$25	\$50	\$100
<b>Construction</b>			
Failure to correct a violation of the C&Rs or policies within time frame specified on the violation notice	\$25	\$50	\$100
<b>Signs</b>			
Displaying any signs other than "For Sale", "For Rent", architects, lenders, tradesman, construction or political signs	\$25	\$50	\$100


Approvals:

  
James Desautel, President

Feb 24, 2020  
Date

  
Brian Slivka, Vice President

2/12/2020  
Date

  
Suzan Pepin, Secretary/Treasurer

2/12/2020  
Date