

# **Foothill Highlands, HOA**

## **Fine Schedule for Rules and Regulations Violations**

The Rules and Regulations are intended to maximize safety and enjoyment of the residents and to protect the property value of owners of the Foothill Highlands, HOA. It is the intent of the HOA that common sense and courtesy shall prevail.

It is imperative that each homeowner who rents or leases or otherwise allows the unit to be occupied shall supply the resident (s) with a copy of the Rules and Regulations (and all subsequent amendments). Additionally, all homeowners shall be responsible for the actions of their tenants, residents and guests.

Upon the first violation of the Rules and Regulations, the homeowner will receive a written warning. If corrective is not instituted immediately, or if the same violations occurs within a (3) three- month period, fines will be assessed in accordance with the following schedule. The schedule will be administered on the rolling (3) three- month period.

**1<sup>st</sup> occurrence: written notice of violation**

**2<sup>nd</sup> occurrence: \$100**

**3<sup>rd</sup> occurrence and continued same violations each: \$ 175**

Homeowners have the right to appeal a notice of violation. To exercise this right, the homeowner must notify the BOD in writing with ten (10) days of the intent to appeal. The BOD will then contact the homeowner to arrange an appeals date.

Payment of the fines is due within ten (10) days of written notification unless the homeowner chooses to ask for an appeal, in which case payment is due within ten (10) days notification of the appeal results. Non- payment of the fines will be subject to the homeowner at the discretion of the BOD, to take legal action in the form of court action (s) as necessary to ensure collection of fines and compliance of the Rules and Regulations. All legal fees incurred with the collection of the fines will be assessed to the owner.

Revised and Adopted: 7/23/2018