

University Ridge Homeowners Association
Compliance, Violation & Fine Policy
Adopted October 10, 2019

The purpose of this fine schedule is to emphasize the importance of being a good neighbor and of maintaining your house and yard for the benefit of the neighborhood as a whole. If bringing your property into compliance with the governing document (CC&Rs and Rules and Regulations) constitutes a significant hardship, please contact the management company; the Association is willing to work with you to establish a reasonable timeframe for accomplishing required work.

When the Board is made aware of a violation of the Rules and Regulations or the Declaration, the property owner shall be advised. The Violation Notice shall be mailed to the address of the unit and, if different, to a mailing address specified by the unit's owner. The Violation Notice shall be in writing, contain details of the violation, written notice of the applicable provision of the governing documents that form the basis of the violation and the specific action required to cure the violation. The owner will be given 30 days from the date of the letter to cure the violation.

A Hearing Notice shall be sent if, after 30 days, the original violation has not been corrected. The Hearing Notice shall provide the same information as the first Violation Notice as well as stating that the property owner has a right to a hearing, the hearing date, time and place; the amount of possible fine(s), and that a second letter fee has been charged to their account.

If the violation is not cured by the date of the hearing and either the property owner did not attend or respond to the Second Notice of Violation an initial fine for each violation shall be imposed by the Board of Directors and a Notice of Fine Assessment shall be mailed to the property owner's mailing address on file with the Association, as provided in NRS 116. If the violation continues to exist and has not been cured within fourteen (14) days after the hearing date and the property owner still has not responded to the Violation, the violation will then be deemed a Continuing Violation and additional fines, each in the amount of the original fine amount shall be assessed for each seven-day period thereafter, without notice.

Fines for violations that directly affect the health safety or welfare of the residents are not subject to the same time, notice and fine requirements. The amount of fine must be commensurate with the severity of the violation and must be determined by the Board in accordance with the governing documents.

This Compliance Violation Fine Policy was adopted at the October 10, 2019 Board of Directors Meeting of the University Ridge Homeowners Association

ATTESTED BY:



President



Secretary

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Per the Enforcement Procedures, you may be fined the following amount for each instance of a compliance violation, then after having 14 days to correct the matter, you will continue to be fined that amount every 7 days thereafter until the matter is settled.

The following list is not intended to be all inclusive. The Board of Directors will determine the amount of fines for other violations as required.

Compliance Issue	Fine Amount
Basic Fine Most violations will be fined at the basic fine rate. See the Rules and Regulations and CC&Rs for what constitutes a compliance violation.	\$25
Specific Fines Some violations will be fined at a higher rate; see below. If, in the opinion of the Board, a violation not specifically mentioned nonetheless warrants a higher fine than the basic fine rate, the Board reserves the right to set a higher fine amount.	
Beginning any new project requiring an application without an approved ARC Application	\$100
RVs, boats, trailers, inoperable vehicles and non-street licensed vehicles such as motorcycles, ATVs and snow mobiles, camper backs, or other related items prohibited by CC&Rs or Rules and Regulations - inappropriately parked or placed.	\$100
Commercial trucks (over 1 ton, more than 1 with a business identifier)	\$100
Noisy Parties	\$100
V-ditch obstruction	\$100
Nuisances, such as:	
Entering others' property without permission	\$50
Indecent exposure or obscenity, spoken or displaced	\$50
Littering, open burning	\$50