Rancho Antigua Homeowners Association

Board Resolution Regarding

Violation Notice & Fine Procedure

Violation policy accepted and approved – August 15, 2023

VIOLATION of these rules, CC&Rs, Bylaws or Articles of Rancho Antigua Homeowners Association will result in a fine per unresolved violation. An owner who receives a "Notice of Violation" may respond to Management in writing to request a hearing. If said violation is not resolved to the satisfaction of the Board after the violation process, the fine(s) will be applied to the lot and the Owner will be notified.

Violation Process for non-compliance of the CCR's, Except Parking (see below)

Lots will be inspected for non-compliance with the CC&R's. Existing violations will be noted, and the homeowner notified as follows:

1. First Notice results as a "Friendly Reminder", notifying the property owner of the offense, corrective action necessary and the date by which the violation must be corrected.

2. Continued Offense results in "Second Notice with Intent to Fine" stating that the violation continues, and it must be corrected within 30 days or appeal in writing within 21 days from the date of the notice.

3. If not corrected by day 30, the $25 fine will be imposed.

4. Continuing Offenses will result in a $10 increase of the fine for each subsequent month that the violation exists if no corrective action has been taken and there has been no response to the Invitation to Appeals.

Example: 1st month $25.00, 2nd month $35.00, 3rd month $45.00, etc.

Violation Process for Parking off driveway or in the yard

1. First Notice results as a "Friendly Reminder", notifying the property owner of the offense, corrective action necessary and the date by which the violation must be corrected within 10 days.

2. Continued Offense results in "Second Notice with Intent to Fine" stating that the violation continues, and it must be corrected within 21 days or appeal in writing within 21 days from the date of the notice.

3. If not corrected by day 21, the $30 fine will be imposed.

4. Continuing Offenses will result in a $30 increase of the fine every 14 days that the violation exists if no corrective action has been taken and there has been no response to the Invitation to Appeals.