

STONECREEK HOMEOWNERS ASSOCIATION

Summary of Most Common Violations - Approved October 20, 2021

TYPICAL VIOLATIONS	Violation #1	Cure Pd. 1	Violation #2	Cure Pd. 2	Violation #3	Cure Pd. 3	Add'l Violations	Add'l Cures
<u>ACC Violations</u>								
- Work completed without prior approval or in violation of CC&R's (Can be cured with ACC approval)	Ltr. w/ACC Form	15 days	Ltr. w/\$100 FINE	10 days	Ltr. w/\$200 FINE	10 days	Ltr. w/\$300(max.) FINE	10 days
- Disrepair of dwelling or improvement	Ltr. w/NO FINE	30 days	Ltr. w/\$100 FINE	10 days	Ltr. w/\$200 FINE	10 days	Ltr. w/\$300(max.) FINE	10 days
- Basketball pole/unapproved color	Ltr. w/NO FINE	15 days	Ltr. w/\$100 FINE	10 days	Ltr. w/\$200 FINE	10 days	Ltr. w/\$300(max.) FINE	10 days
-Minor Paint (Trim, Sprinkler Damage, Base)	Ltr. w/NO FINE	30 days	Ltr. w/\$100 FINE	10 days	Ltr. w/\$200 FINE	10 days	Ltr. w/\$300(max.) FINE	10 days
-Major Paint (Not minor, at discretion of ACC)	Ltr. w/NO FINE	360 days	Ltr. w/\$200 FINE	15 days	Ltr. w/\$400 FINE	15 days	Ltr. w/\$600(max.) FINE	15 days
- Portable basketball standard on sidewalk, street or other public area*	Ltr. w/NO FINE	3 days	Ltr. w/\$100 FINE	3 days	Ltr. w/\$200 FINE	3 days	Ltr. w/\$300(max.) FINE	3 days
<u>Landscape/Other Violations</u>								
- Unkept landscaping/weeds/dead plants prohibited animals and pet excrement*	Ltr. w/NO FINE	7 days	Ltr. w/\$100 FINE	7 days	Ltr. w/\$200 FINE	3 days	Ltr. w/\$300(max.) FINE	3 days
<i>NOTE: Any time after Vio. #1, the Board may consider it a "severe violation", may take action to cure it & charge the actual cost to cure and/or a fine of \$500 (max.).</i>								
<u>Other CC & R Violations</u>								
- Trash dumpsters not properly stored*	Ltr. w/NO FINE	3 days	Ltr. w/\$100 FINE	3 days	Ltr. w/\$200 FINE	3 days	Ltr. w/\$300(max.) FINE	3 days
- Uncontained trash/misc. items, stored more than 2 days prior to pick-up week.	Ltr. w/NO FINE	3 days	Ltr. w/\$100 FINE	3 days	Ltr. w/\$200 FINE	3 days	Ltr. w/\$300(max.) FINE	3 days
- Misuse to common areas & vandalism. (Pool, restroom, tennis courts, irrigation, etc. abuse)	Ltr.w/\$0-\$600 FINE + cost to repair	0 - 30 days	Ltr.w/\$0-\$600 FINE + cost to repair	0 - 30 days	Ltr.w/\$0-\$600 FINE + cost to repair	0 - 30 days	Ltr. w/\$600(max.) FINE + cost to repair	0 - 30 days
<i>The Board reserves the right to impose the fine amount & cure period depending upon the severity of the damage & other factors.</i>								
- Inoperable vehicles, boats, RV's or trailers improperly stored*	Ltr. w/NO FINE	3 days	Ltr. w/\$200 FINE	3 days	Ltr. w/\$400 FINE	3 days	Ltr. w/\$600(max.) FINE	3 days
- Unapproved Portable Storage Unit (POD)	Ltr. w/NO FINE	3 days	Ltr. w/\$200 FINE	3 days	Ltr. w/\$400 FINE	3 days	Ltr. w/\$600(max.) FINE	3 days
- Pool violations, inappropriate behavior, too many guests, glass containers & other pool violations.	Ltr. w/\$0 FINE	Immediate	Ltr. w/\$200 FINE	Immediate	Ltr. w/\$400 FINE	Immediate	Ltr. w/\$600(max.) FINE	Immediate
- Propping open pool gate(s)	Ltr.w/\$600 FINE	Immediate	Ltr.w/\$600 FINE	Immediate	Ltr.w/\$600 FINE	Immediate	Ltr. w/\$600(max.) FINE	Immediate
- Nuisance, unsightly storage of personal property or other nuisance determined by the Board of Directors.	Ltr.w/\$0-\$600 FINE	0 - 30 days	Ltr.w/\$0-\$600 FINE	0 - 30 days	Ltr.w/\$0-\$600 FINE	0 - 30 days	Ltr. w/\$600(max.) FINE	0 - 30 days

The HOA reserves the right to impose the fine amount & cure period depending upon the severity of the damage & violator's intent.

***MUST BE CONSECUTIVE VIOLATIONS TO ADVANCE TO VIOLATION #2, #3, etc. in accordance with the CC&Rs.**

***The HOA has the right to restrict access to the community pool upon any violation.**

