

# STONECREEK HOMEOWNERS ASSOCIATION

## Summary of Violations - Approved January 23, 2014

TYPICAL VIOLATIONS	Violation #1	Cure Pd. 1	Violation #2	Cure Pd. 2	Violation #3	Cure Pd. 3	Add'l Violations	Add'l Cures
<b>ACC Violations</b>								
- Work completed without prior approval or in violation of CC&R's	Ltr. w/ACC Form	30 days	Ltr. w/\$100 FINE	10 days	Ltr. w/\$150 FINE	10 days	Ltr. w/\$250(max.) FINE	10 days
- Disrepair of dwelling or improvement	Ltr. w/NO FINE	30 days	Ltr. w/\$100 FINE	10 days	Ltr. w/\$150 FINE	10 days	Ltr. w/\$250(max.) FINE	10 days
- Basketball pole/unapproved color	Ltr. w/NO FINE	30 days	Ltr. w/\$50 FINE	10 days	Ltr. w/\$100 FINE	10 days	Ltr. w/\$250(max.) FINE	10 days
- Portable basketball standard on sidewalk, street or other public area*	Ltr. w/NO FINE	3 days	Ltr. w/\$50 FINE	3 days	Ltr. w/\$75 FINE	3 days	Ltr. w/\$100(max.) FINE	3 days
<b>Landscape/Other Violations</b>								
- Unkept landscaping/weeds/dead plants prohibited animals and pet excrement*	Ltr. w/NO FINE	7 days	Ltr. w/\$75 FINE	7 days	Ltr. w/\$150 FINE	3 days	Ltr. w/\$250(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 &amp; charge the actual cost to cure and/or a fine of \$500 (max.).</i>								
<b>Other CC &amp; R Violations</b>								
- Trash dumpsters not properly stored*	Ltr. w/NO FINE	3 days	Ltr. w/\$50 FINE	3 days	Ltr. w/\$75 FINE	3 days	Ltr. w/\$100(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/\$75 FINE	3 days	Ltr. w/\$150 FINE	3 days	Ltr. w/\$250(max.) FINE	3 days
- Misuse to common areas & vandalism. (Pool, restroom, tennis courts, irrigation, etc. abuse)	Ltr.w/\$0-\$500 FINE + cost to repair	0 - 30 days	Ltr.w/\$0-\$500 FINE + cost to repair	0 - 30 days	Ltr.w/\$0-\$500 FINE + cost to repair	0 - 30 days	Ltr. w/\$500(max.) FINE + cost to repair	0 - 30 days
<i>The Board reserves the right to impose the fine amount &amp; cure period depending upon the severity of the damage &amp; other factors.</i>								
- Inoperable vehicles, boats, RV's or trailers improperly stored*	Ltr. w/NO FINE	3 days	Ltr. w/\$75 FINE	3 days	Ltr. w/\$150 FINE	3 days	Ltr. w/\$250(max.) FINE	3 days
- Unapproved Portable Storage Unit (POD)	Ltr. w/NO FINE	3 days	Ltr. w/\$75 FINE	3 days	Ltr. w/\$150 FINE	3 days	Ltr. w/\$250(max.) FINE	3 days
- Pool violations, inappropriate behavior, too many guests, glass containers & other pool violations.	Ltr. w/\$0 FINE	Immediate	Ltr. w/\$100 FINE	Immediate	Ltr. w/\$150 FINE	Immediate	Ltr. w/\$250(max.) FINE	Immediate
- Propping open pool gate(s)	Ltr.w/\$0 FINE	Immediate	Ltr.w/\$500 FINE	Immediate	Ltr.w/\$500 FINE	Immediate	Ltr. w/\$500(max.) FINE	Immediate
- Nuisance, unsightly storage of personal property or other nuisance determined by the Board of Directors.	Ltr. w/NO FINE	3 days	Ltr. w/\$50 FINE	3 days	Ltr. w/\$150 FINE	3 days	Ltr. w/\$250 FINE	3 days
<i>The HOA reserves the right to impose the fine amount &amp; cure period depending upon the severity of the damage &amp; violator's intent.</i>								
<b>*MUST BE CONSECUTIVE VIOLATIONS TO ADVANCE TO VIOLATION #2, #3, etc.</b>								