

WOLF CREEK MAINTENANCE CORPORATION

VIOLATION POLICY

COURTESY LETTER: A courtesy letter may be sent to the Owner stating the alleged violation and the time frame for response/correction.

HEARING LETTER: A hearing letter will be sent to the Owner stating an alleged violation occurred and will request the Owner to appear before the Board.

PENALTIES MAY INCLUDE ANY OR ALL OF THE FOLLOWING:

1. Fine.
2. Legal redress through the judicial system.
3. Reimbursement for repairs made by the Association.
4. Suspension of common area privileges.

FINE PROCEDURES:

1. Fine of **\$100 - \$200** plus legal fees, as applicable, will follow a scheduled hearing.
2. If the violation continues, 15 Days after the initial fine (hearing date) will result in a second fine of **\$150 - \$300**.
3. If the violation continues, 30 days after the initial fine (hearing date) will result in a third fine of **\$200 - \$400**.
4. A fine of **\$200 - \$400** will be assessed to the owner's account and will continue recurring monthly until the Owner brings the violation into compliance.
5. After 90 days of non-compliance, the matter may be turned over to legal counsel. All costs associated with legal matters will be charged to the homeowners account.

COMMUNITY CENTER & POOL AREA FINES:

A resident or their guests staying after hours (trespassing), climbing over fence, failing to follow directions given by staff or board members, inappropriate rude or obnoxious behavior towards staff or Board members may be subject to a fine **up to and including \$500**.

DESIGN REVIEW FINE:

Any work that begins without submitting and receiving written approval from the Design Review Committee may be subject to a fine **up to and including \$1000**.

SPECIAL NOTE:

Should a violation occur which imposes financial obligation of the Association, then the party responsible for said violation shall reimburse, by way of special assessment, the Association for this financial obligation. *EXAMPLE: If there is damage to a fence, tree or any other common property, repair and replacement costs will be charged to the violating party.*