

2022 VV1 Rule Violation Notifications & Fines Policy

This policy includes violations of all rules that are not specifically covered by Parking Rules, Pet Rules, HOA assessment fee and fine schedules or any other specific violation rules.

This policy revision does not negate all other Pet, Nuisance, Signs or Window Covering Rules previously adopted.

This Victorian Village Townhouse Corporation Policy on Rule Violation Fines includes those found in the Declaration CC&R, By-Laws, 1993 Rules and Regulations and our 2022 Welcome Rules & Regulations for Owners and Residents as well as any updates thereto. It also applies to any future rules that are agreed upon by the HOA Board, provided they properly recorded with Harris County, publicly, permanently posted (as on the web sites) as well as distributed to all Owners and Residents.

Notices and Fees are as follows:

First Notice: Written compliance request notice sent certified mail demanding the Owner cure the violation within a reasonable period of time from the date of the letter. The letter will provide the Owner with notice of the following:

- 1.) The opportunity to request a hearing in writing with the Board, within thirty (30) days of the date of the letter is mailed, to verify or dispute the violation;
- 2.) the intent to levy a fine in the amount of \$75.00 (or as otherwise stated in a policy) if the violation is not corrected or reoccurs again within a six (6) month period; and
- 3.) the possibility of turning the violation over to the Association's Attorney to pursue correction.

If a violation is turned over to the Association's Attorney for pursuit, the Owner will be responsible for all legal fees and associated costs incurred by the Association to obtain compliance. Said costs will be billed to the Owner and collected in the same manner as assessments. If the violation is not corrected by the date provided in the letter, a fine will be levied.

The notice shall include a copy of this fee schedule, sent to both Owner and all Resident(s) / Tenants listed at the property, by mail and by email, when possible.

Second Notice: If the violation is not corrected or occurs again within a six (6) month period, the Board may fine the Owner in the amount of \$75.00. Written notice of the fine will be sent to the Owner.

Third Notice: If the violation is not corrected or occurs again, the Board may fine the Owner in the amount of \$150.00. Written notice of the fine will be sent to the Owner.

Fourth Notice: If the violation is not corrected or occurs again, the Board may fine the Owner in the amount of \$250.00. Written notice of the fine will be sent to the Owner.

Unresolved violations will continue to be assessed a fine in the amount of \$250.00 monthly or per occurrence.

The Association may also choose to take corrective action(s) at Owner's expense. (For example: HOA cuts the trees back, removes unwarranted plants, trash; or otherwise remedies the violation(s), and charges the Owner's account for the cost of same.)

If a violation remains unresolved, the Board may continue to fine the Owner as provided herein or pursue legal recourse. Additional demand letters will result in immediate levy of a fine. The decision to levy a fine or pursue legal recourse will be made by the Board in its sole and absolute discretion. The Board may base its decision upon the severity of the violation, prior actions of the Owner, and the ability to remedy the violation.

The Board, in its sole and absolute discretion, reserves the right to set fine amounts on a case-by-case basis, provided the fine is reasonable in light of the nature, frequency, and effect of the violation. Reparation costs are not included in this limit.

Owners/ Landlords are responsible for all fines and for their tenants' compliance with community rules. Homeowners are responsible for their residents and guests' compliance.
