

Common Violation Information

It is the goal of Homeowner Associations to assist homeowners in maintaining a wonderful and attractive place to live, and part of that task includes code compliance and resulting violations. We understand that most homeowners would like to be in compliance and may not know about certain rules, what follows is a summary of frequent violations as well as the standard violation process and timetable.

Over the past several years of enforcement efforts we have collected significant information on various violations throughout the community, below are the top 5 most common violations found within VOWS and what the expectation is for each. Further information and specifics for each of these violations can be found in the CC&R's, specific locations within the CC&R's are referenced on each violation listed.

CC&R's can be found at <http://www.woodlandspringshoa.com/forms/>

- **Storage of Trash Cans (5.2.3)**
 - o Trash cans must be stored away from street view.

- **Fence Repair and Maintenance (5.3.4)**
 - o All fences must be maintained in good and sightly condition.
 - o Shared Fences between homes are the joint responsibility of the involved homeowners

- **Basketball Hoops (5.3.12)**
 - o Must be kept in good condition and stored in a location and manner that would not encourage play on the street or block the sidewalk.

- **Landscape Maintenance (5.3.3)**
 - o Each Owner / Resident, at their own expense, must maintain the yards on their lot with an appearance that is commensurate with neighborhood standards, such as
 - Maintain attractive ground cover of grass or sod
 - Maintain one (1) tree in the front yard of approved type
 - Maintain irrigation systems
 - Mow and edge lawns regularly and remove weeds

- **Boats, Trailers, or Inoperable Vehicles (5.3.11) (5.3.18)**
 - o Driveways may not be used for storage of boats, trailers, or inoperable vehicles
 - o Busses, trailers, mobile homes etc. are not allowed to be parked on streets, driveways, or alleys

VOWS CURABLE VIOLATION PROCESS

1. First Notice – Friendly Reminder (14 Days to correct)
2. Demand Letter (TROPAs) – Required by law, certified notice, 45 days to correct (Section 209.006)
3. Fine Letter - \$25 per violation (Reinspected every 7 Days)

Fines (\$25) will increase by \$25 for each subsequent violation (\$25 > \$50 > \$75) no set cap.

VOWS UNCURABLE VIOLATION PROCESS

1. Demand Letter (TROPAs) – Certified notice, 45 days to correct (Section 209.006)
The Board maintains the right to move directly to Fine status
2. Fine Letter - \$50 per violation
3. Second fine letter - \$100 per violation
4. Third Fine Letter - \$200 (each subsequent violation will result in a fine in the amount of \$200)

Uncurable Examples
Shooting fireworks
An act constituting a threat to public health or safety
A noise violation that is not ongoing
Property damage
Holding a garage sale or other event prohibited by a governing document