



# **SUMMERWOOD COMMUNITY HOA**

## **Violations Policy**

**SWPOL-HOA-202501**

Summerwood Violations Policy

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## Summerwood Violations Policy

# Summerwood Community HOA Violations Policy

## HOA Violation Fee Structure

### Purpose

This fee structure ensures compliance with the HOA rules and regulations, maintains the community's standards, and promotes a harmonious living environment.

### General Guidelines

- Homeowners will receive a written notice of violation, including the nature of the breach, the corrective action required, and the time frame to address the violation.
- Failure to correct the violation within the specified time frame will result in the imposition of fines.
- Repeat offenses may result in escalating fines.

## Violation Categories and Fines

### Minor Violations

Minor violations do not threaten health, safety, or property and are relatively easy to correct.

- Examples: Unapproved landscaping, improper trash disposal, minor exterior alterations.
- Initial Violation: Warning notice with a 14-day correction period.
- Subsequent Violations: \$50 fine per occurrence, with an additional \$10 per day if not corrected within 30 days.

### Moderate Violations

Moderate violations affect the community's aesthetics or order but do not pose immediate risks.

- Examples: Unauthorized exterior painting, parking violations, failure to maintain lawn/yard.
- Initial Violation: Warning notice with a 10-day correction period.
- Subsequent Violations: \$100 fine per occurrence, with an additional \$20 per day if not corrected within 30 days.

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Major Violations

Major violations pose a significant risk to health, safety, or property or severely impact the community’s aesthetics or functionality.

- **Examples:** Illegal construction, hazardous waste disposal, significant property damage.
- **Initial Violation:** Warning notice with a 7-day correction period.
- **Subsequent Violations:** \$250 fine per occurrence, with an additional \$50 per day if not corrected within 90 days.

Escalation and Repeat Offenses

- For repeat offenses of the same violation within 12 months, fines will double.
- After the third repeat offense, the HOA may pursue legal action or other remedies as permitted by the governing documents and applicable law.

Appeal Process

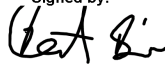
Homeowners have the right to appeal a violation notice or fine within 14 days of receiving the notice. Appeals must be submitted in writing to the HOA Board, and a hearing will be scheduled to review the case.

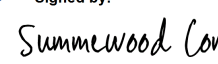
Collection of Fines

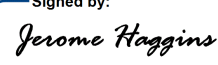
Unpaid fines will be added to the homeowner’s account. Persistent non-payment may result in liens against the property or other legal actions as permitted.

Approved by the Summerwood Community HOA Board  
Effective Date: April 13, 2025

|                   |                                        |           |
|-------------------|----------------------------------------|-----------|
| Robert Bailey     | President                              | 4/13/2025 |
| Elizabeth Persaud | Summewood Community HOA Vice President | 4/13/2025 |
| Treasurer         | Jerome Haggins                         | 4/15/2025 |

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