



**ARCHITECTURAL COMMITTEE
PROCEDURES FOR NON-COMPLIANCE**

1. The Architectural Committee (“Committee”) sends a certified letter to the homeowner identifying improvements that are not approved, improvements that are being constructed in violation of an approved plan, or any other issue that it would like to discuss with the homeowner, and specifying a date, time, and location for a meeting. A minimum of 10 days’ notice shall be given and the homeowner is requested to attend.
2. The Committee meets with the homeowner.
3. After the meeting, Management sends a certified letter on behalf of the Committee to the homeowner stating the results of the meeting and any action to be taken by the homeowner in order to comply with Committee requirements. The letter will include notification that the homeowner will be summoned to a hearing before the Board of Directors (“Board”) if compliance is not achieved.
4. If the homeowner does not comply with the requirements, then the Committee notifies the Board so that a hearing can be scheduled.
5. Management sends a certified letter on behalf of the Board to the homeowner identifying the alleged violation and specifying the date, time, and location of a hearing. A minimum of 10 days’ notice shall be given and the homeowner is requested to attend.
6. After the hearing occurs, Management sends a certified letter on behalf of the Board to the homeowner stating the results of the hearing and specifying a completion date for compliance, affording at least 15 days’ notice. The letter will also state that a fine of \$100 or more, commensurate with the severity of violation and for each violation, will be assessed every 7 days if compliance is not achieved by the specified completion date, and that all attorney’s fees and costs may be assessed.
7. If the homeowner does not comply by the specified completion date, fines may start the day after the specified completion date and assessed until compliance is achieved.
8. If the homeowner refuses to pay any fines, penalties, attorney’s fees, or costs, the Board may record a notice of delinquent assessment and claim of lien on the property for non-payment.
9. The Board may avail itself of any other remedy including action for injunction, Chapter 38 claim, or other remedy allowed by Nevada law.

This policy was duly adopted by the action of the Architectural Committee on August 18, 2014 and the Board of Directors on October 6, 2014. It shall be effective as of November 22, 2014 and replaces all previous versions.

Attested by: Mike Vonada, President

Community Manager:

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