

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



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Green Valley Fairways POA – Deed Adherence Policy (Adopted May 9, 2016)

The Green Valley Fairways POA is dedicated to maintaining safe and harmonious neighborhoods while increasing the value of its members' properties. This is done by being good stewards, fiscally responsible, and maintaining appearances up to community standards, and by enforcing the CC&R's as set up by this association.

1. If the Board or its agent determines that a property is detrimental to the general appearance of the neighborhood and to the value of other properties, the property owner shall be notified in writing by the deed adherence officer. The letter will include information such as :
 - a) Which CC&R has been violated
 - b) The date of the violation
 - c) That the owner[s] has 14 days from date of mailing to correct the violation without penalty fines.
 - d) A follow-up inspection is performed by the Board or its agent to ascertain if the property is now in compliance on day 15.
 - If the property is in compliance, the file is closed
 - If the property is deemed not to be in compliance, an "Invitation to a Hearing" is issued to the property owner. The date of the hearing cannot be less than ten days from the date of the second inspection.
 - The property owner may respond to the "Invitation to Hearing" Notice by certified mail to the management company if they are physically unable to attend the hearing in person.

- e) Another inspection of the property that has remained in non-compliance is re-inspected by the Board or its agent to ascertain if the non-compliance has been resolved. A date stamped photograph is taken of the property.
 - o If the non-compliance has been resolved, the file is closed.
 - o If the non-compliance remains then the owner is assessed a fine of \$100. A Notice of Fine will be sent to the homeowner along with a copy of the date stamped photograph.

- 2. The fines will continue to accrue on a monthly basis until the Board or its agent determine that the violation has been corrected. The fine schedule is as follows:
 - o Second Notice of Fine \$200
 - o Third Notice of Fine \$300
 - o Non compliance beyond the Third Notice will result in the file being forwarded to the Association's Legal Counsel to enforce the Association's Deed Adherence with the owner being responsible for any legal costs.

- 3. The Board of Directors has the authority to authorize an agent[s] to enter the lot and correct the violation at the expense of the homeowner. These expenses will be secured through legal action and are in addition to any violation fines. Notice will be provided to the homeowner prior to any corrective action being taken by action of the Board.

- 4. If a property owner is found in violation of the CC&Rs, he/she will be held responsible for all legal fees arising from the enforcement of the CC&R violation against him/her. If the property owner is not found in violation, he/she will not be held responsible for the GVFPOA