

Notice of Rules Violation

~Warning~

Orchard Villa Townhomes

Violation Date: _____

Compliance Date: _____

Issued to: _____

Address: _____

2nd Address: _____

Issued by: _____

Appeal Process

Any owner receiving a Rules Violation Notice, who believes no violation occurred, may submit a written explanation to the Board of Trustees (or Property Manager). The owner will be given an opportunity for a hearing and no enforcement fee will be imposed until after the hearing.

You, as the owner and responsible party of above said property, have been found in violation of one or more Sections, Policies and/or Bylaws governed by the Articles of Incorporation and enforceable by the Board of Trustees on behalf of the Home Owners' Association. You are requested to clear your violation within the seven (7) days noted as Compliance Date above. To avoid further sanctions or possible fines, please abate the nuisance or otherwise bring your property into compliance.

Violations include:

1. _____
2. _____
3. _____

Enforcement of Rules:

The Association in an amount of \$25.00 per offense may fine anyone violating any of the rules after notice and hearing. The Board may also suspend the Homeowner's right to use the common area (Declaration Article II, Section 6g) and voting rights in the Association (Articles of Incorporation Article V, Section 6). In the event that any owner, owner's family, lessee or guest violates the project rules, resulting in damage to any part of the common area or its improvements, the Association has the right to charge the cost of repairing the damages to the responsible owner. Residents are also reminded that enforcement through legal action may be pursued where appropriate (Declaration Article II, Section 6k; Article IV, Sections 7-9). For more information, please refer to Policy Resolution #2 (Rules Enforcement) and Policy Resolution #3 (Fines).