



Whispering Woods Community Association

Violation Fining Structure

The Board of Directors of Whispering Wood Community Association has established a fair, logical and enforceable system of notifying, warning and fining homeowners who violate architectural rules and other community rules and regulations in the community. In October 2010, a majority of homeowners voted to amend our community bylaws that allowed for the enforcement of this system.

The Rules Committee will tour the entire campus every quarter to assess property conditions and note, record, and track violations and send the appropriate correspondence to residents and owners. Below is the list of violations and steps that the board will take if violations are not corrected.

Violations:

Violations include but are not limited to the following, any violation repeated within one year of the first violation letter will immediately receive a Violation Invoice assessing a \$50 fine.

- Unmowed Grass, Shrubs, Trees or Vegetation that is unsightly, overgrown, or obstructive
- Trash, Recycle or other types of storage containers visible from the street or in unapproved areas
- Inoperable vehicles
- Boats, campers, trailers or other vehicles exceeding weight and size limits
- Basketball Hoops, Sports Equipment, Toys, Shovels, Brooms, etc. visible from the street
- Parking in more than one designated or lined space
- Broken or Missing Shutters, Peeling Paint, Broken or hanging gutters
- Broken Doors, Windows or appurtenances or with plywood coverings
- Unsightly window coverings such as blankets, bed sheets, aluminum foil, or other coverings brought to the Board and voted as unsightly by a majority vote
- House, Doors, Shutters and any other trim in an unapproved color
- Clotheslines visible from the street
- Mold on siding
- Air conditioners in front windows
- Deteriorated driveway, sidewalk or steps
- Other violations as identified in WWCA rules and regulations or brought to the Board and voted as such by a majority vote

Proposed Board Action: (Board reserves the right to first send a friendly reminder for minor violations)

1. ***Upon inspection and confirmation:*** Violation Letter sent to property owner with a photo of the violation, copy of the Bylaw change and Fining Structure, giving 30 days for correction and warning of a **\$50 fine**; AA County notified of any county related violation
2. ***No less than 30 days later:*** Violation Invoice sent to property owner with a recent photo of the violation, assessing a **\$50 fine**, giving 30 days for correction and warning of a **\$100 fine**.
3. ***No less than 30 days later:*** Violation Invoice sent to property owner with recent photo of the violation, assessing a **\$100 fine**, giving 30 days for correction and warning of **\$200 fine** and **possible lien**.
4. ***No less than 30 days later:*** Violation Invoice sent to property owner assessing **\$200 fine**, giving 15 days for correction and warning of **proceeding for lien/collection**.
5. ***No less than 15 days later:*** **Proceed with lien/collection**

Property Owner and Tenant Responsibility:

It is the property owner and tenants responsibility to immediately address any violations noted on Violation Letters or Invoices received from WWCA. If a violation cannot be addressed the property owner must immediately contact WWCA. Any delay will result in increasing fines of up to **\$200** and proceeding with **lein/collection**.