

West Arden Homeowner's Association Violation / Non-Compliance Policy

West Arden Home owners: We hope all is well as the new compliance policy makes its way to the entire neighborhood. As the neighborhood has grown, your West Arden HOA has received many inquiries about the covenants' enforcement and the perceptions that they are not being enforced. Since the neighborhood has grown, the HOA deems it beneficial to have a formalized/standardized covenants' enforcement procedure. Effective October 1st 2010, the following will be the procedure moving forward. As homeowners, everyone agreed to abide by the Covenants and Restrictions when we purchased our home. Covenants and Restrictions keep continuity and help maintain property values throughout our community. The following is the Compliance Policy in the event that the Covenants and Restrictions need to be enforced by West Arden HOA representatives.

The following fine structure was voted on and approved by the West Arden HOA Board of Directors on 09/09/2010.

1. Initial violation: Homeowner will be contacted by a member of the Compliance Committee and given 10 days to correct the issue.
2. After 10 Days: Homeowner will be contacted, via mail, to correct the issue. Homeowner will be notified that their privileges will be revoked after 30 days of non-compliance. Privileges would consist of access to the clubhouse, pool, and social events.
3. After 30 Days: Homeowner will be contacted, via certified letter, notifying them that privileges have been revoked and that fines will commence if issue is not corrected within 10 days.

Fine Structure After Letter and 10-Day Extension Has Expired:

Initial Fine - \$75

Daily Fine - \$10 per day, after initial fine, until issue is corrected

Per Article 11, Section 2, number 3 of the West Arden Covenants and Restrictions: No one shall be permitted to store or park house trailers, campers, pleasure or fishing boats, trailers, or other similar type vehicle on or about said residences unless the same are stored or parked inside a garage so as not to be readily visible from the street or adjoining properties. No automobiles which are inoperable or being stored shall be repeatedly parked, kept, repaired or maintained on the street, driveway or lawn of any lot, at any time during the year, except for maintenance not to exceed a time of 24 hours. This rule will be strictly enforced and no warnings will be provided to the homeowner to correct. A fine of \$75 per occurrence will be assessed to the homeowner for this violation.

All homeowners will have an opportunity to appeal any fines. All appeals will need to be submitted within 30 days of the fine notification via the 'Contact Us' link at www.westarden.com. Your West Arden HOA Board will then review the appeal and return a decision.