

# RIO VISTA COMMUNITY ASSOCIATION

## VIOLATION AND FINE PROCEDURE

1. The Board of Directors shall direct a notice to the homeowner advising them of the nature of the violation and the time limit to rectify the violation.
2. Failure to comply with the request to rectify the violation may result in a “Notice of Hearing” and shall request appearance on a specified date to be heard by the Board of Directors.
3. If the Board determines at the hearing the violation has not been corrected, the Board of Directors may impose a fine and / or seek legal relief.

The fine schedule is as follows:

Description of Items	Amount
<b>MINOR VIOLATIONS</b>	
First Infraction	\$100.00
Second (same infraction)	\$200.00
Third (same infraction)	\$300.00
<b>MAJOR VIOLATIONS (per occurrence)</b>	\$100.00
i.e. Failure to obtain architectural (ARC) approval prior to making	
an exterior modification, negligent damage to Association property,	
life-threatening or safety violations, etc.	

Please note: Special Assessments may be imposed for specific violations outlined in the Association’s Governing Documents.

### Reporting Violations:

Except in those cases where a violation is visually verified (i.e. storage of garbage containers, unauthorized architectural improvements, recreation vehicle storage in driveways, etc.), concerned homeowners may report a violation in writing and the complaint must be signed by a minimum of two (2) separate Lot Owners.

Anonymous letters or complaints will not be acted upon, unless the violation can be visually verified by way of an inspection of the property. Additionally, while the Board of Directors will not routinely provide the identity of the homeowners alleging the violation, it does not guarantee the name will remain anonymous or have any duty to protect the privacy of such complaints.

In the case of such complaints that may be difficult to verify, the homeowners alleging the complaint should be prepared to come before the Board of Directors to discuss their claims, should the matter come into dispute.

Finally, the Board may determine the violation to be a neighbor to neighbor in compliance with the neighbor-to-neighbor dispute resolution policy.