

Northwest Vistas
Homeowners Association Board
Rules and Regulations
April 17, 2018

Each Homeowner has a substantial investment in their home as well as the state of the entire association. This rule has been created in order to protect that investment and promote the welfare of all homeowners and occupants by ensuring the maintenance of a safe, attractive and pleasant residential neighborhood.

As allowed in the documents governing the association and its operation, this rule has been designed and adopted to clarify, strengthen, and enhance those outlined in the CC&R's. The Board has relied heavily on the precise language of the CC&R's and fair practices to adopt this rule.

The HOA Board of Directors and Property Management representatives will work to enforce this rule, but the participation and cooperation of every homeowner and occupant is essential to our efforts to maintain a beautiful community.

This rule was adopted April 17th, 2018, and will be fully active and enforceable as of June 1, 2018.

Section 1: Assessments, Fines, & Financial Enforcement

The following steps will be taken in the enforcement process:

If you are in violation of any covenant you will receive a courtesy notice of the violation in the mail. If the violation is corrected within the time specified in the courtesy notice, the issue will be considered resolved.

If you fail to correct the violation within the time allowed, you will receive a final notice of violation letter via mail with a stated time period to correct the violation. If you fail to correct the violation within the stated time period, you will receive an initial notice of fine.

Repeat/Similar violations will not receive courtesy letters prior to the fine. The schedule of fines is as follows:

- | | |
|----------------------------------|----------|
| • First violation | \$100.00 |
| • Second similar violation | \$200.00 |
| • Third and subsequent violation | \$300.00 |

