## Hampton Place HOA Governing Documents Tiered Violation Assessment Structure Appendix A

The following does not meet Standard Lot Guidelines or was installed without obtaining DRC approval:  Above Ground Pool – not permitted Deck/Patio Fence Inground Pool Shed/Storage Building/Pool Pump Building Play Equipment Hot Tub Solar Energy System Lot Grading  Violation Level B Radio and Television Antennas placement or installation does not meet Standard Lot Guidelines  Common Area Dumping or Alterations Lot Maintenance— not maintained as required by Standard Lot Guidelines  Violation Level C Basketball Hoops that do not meet Standard Lot Guidelines  Notice Specifying violation  10 days to request a hearing 30 days to comply  At the end of the 30 days or 90 days from the issuance of the 1st notice, an additional \$150 will be assessed if no compliance  Violation Level B  Notice Per Violation  Notice Specifying violation  Notice Specifying violation  At the end of the 30 days to request a hearing 30 days to comply  At the end of the 30 days or 90 days from the issuance of the 1st notice, an additional \$150 will be assessed if no compliance  Violation Level C  P'Notice Per Violation  Notice Specifying violation  Notice Specifyin	Violation Level A	1st Notice Per Violation	2 <sup>nd</sup> Notice Per Violation	3 <sup>rd</sup> Notice Per Violation
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Violation Level D 1st Notice Per Violation 2nd Notice Per Violation 3rd Notice Per Violation	Violation Level D	1st Notice Per Violation	2 <sup>nd</sup> Notice Per Violation	3rd Notice Per Violation
Mailbox does not meet Standard Lot Notice Specifying violation Notice Specifying Violation.				
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Effective: 7/15/25

## Hampton Place HOA Governing Documents Tiered Violation Assessment Structure Appendix A

Holiday Decorations displayed earlier than	10 days to request a hearing	10 days to request a hearing	10 days to request a hearing
45 days prior or later than 45 days after the	15 days to comply	15 days to comply	15 days to comply
holiday or do not meet Standard Lot			
Guidelines	\$50 will be assessed if no	At the end of 15 days or 30 days from	At the end of 15 days or 45 days from the
Pets off-leash outside of the owner's	compliance is achieved by the end	the issuance of the 1st notice, an	issuance of the 1st notice, an additional \$100
property	of the 15 <sup>th</sup> day if no compliance	additional \$75 will be assessed if no	will be assessed if no compliance
Pet defecation not cleaned up off owner's		compliance	
property			
Front Porch is used for storage			
Exterior lighting not maintained			
Trash Cans in driveway prior to 6 pm on			
Trash Day or after 11:59 am the following			
day			
Trash Cans are stored in a location visible			
from the street			
Vehicle Violations			
Other Violations of governing documents			
not listed as determined by the Management			
Company/BOD			

After the Third Notice timeframe has passed and the lot is still out of compliance and per the Declaration of Covenants, Article VIII, Section 7.5, the Homeowners Association may exercise their right through its agents, contractors, and employees to remediate the violation at the homeowner's expense. The Board of Directors reserves the right to deviate from penalties at any time. Elevated penalties may be considered in the event of safety concerns, severity, number of reoccurrences, and impact on the overall community. If a violation poses a health, safety, or security risk to anyone in proximity of the violation, an expedited resolution timeframe may be enacted.\*

## \*Repeated Violations

Any identical violation(s) reported within 3 years of the first notification shall be considered an extension of the original violation and will immediately progress to the next step of the escalation process. This includes immediately assessing fines or resolving at the homeowner's expense if final/third notices have been previously issued.

## \*Immediate Resolution

If such a violation poses a health, safety, or security risk, no notice or hearing need be given before resolution. Notice and Hearing Rights will be provided to the resident as soon as possible, but no later than 7 days following the violation. The Association may assess the cost of such resolution against the subject Lot per Article VIII, Section 7.5 of the Declaration of Covenants. These costs are in addition to and may supersede the financial penalties stated above.

Effective: 7/15/25