Hampton Place HOA Governing Documents Tiered Violation Assessment Structure

Appendix A

Violation Level A	**1st Notice Per Violation**	**2nd Notice Per Violation**	**3rd Notice Per Violation**
The following does not meet Standard Lot Guidelines or was installed without obtaining DRC approval: Above Ground Pool -not permitted Deck/Patio/Driveway Extension Fence Inground Pool Shed/Storage Building/Pool Pump Building Play Equipment Hot Tub Solar Energy System Lot Grading	Notice Specifying violation 10 days to request a hearing 30 days to comply $200 will be assessed if no compliance by the end of the 30th day	Notice Specifying violation 10 days to request a hearing 30 days to comply At the end of the 30 days or 60 days from the issuance of the 1st notice, an additional $150 will be assessed if no compliance	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	**1st Notice Per Violation**	**2nd Notice Per Violation**	**3rd Notice Per Violation**
Radio and Television Antennas placement or installation does not meet Standard Lot Guidelines Common Area Dumping or Alterations Landscaping and Tree Lawn Trees do not meet Standard Lot Guidelines Lot Maintenance- not maintained as required by Standard Lot Guidelines	Notice specifying violation 10 days to request a hearing 30 days to comply $100 will be assessed if no compliance by the end of the 30th day	Notice specifying violation 10 days to request a hearing 30 days to comply At the end of the 30 days or 60 days from the issuance of the 1st notice, an additional $100 will be assessed if no compliance	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 $200 will be assessed if no compliance
Violation Level C	**1st Notice Per Violation**	**2nd Notice Per Violation**	**3rd Notice Per Violation**
Basketball Hoops that do not meet Standard Lot Guidelines Small Storage Units/Trash Storage Enclosures that do not meet Standard Lot Guidelines	Notice specifying violation 10 days to request a hearing 15 days to comply $75 will be assessed if no compliance by the end of the 15th day	Notice specifying violation 10 days to request a hearing 15 days to comply At the end of 15 days or 30 days from the issuance of the 1st notice, an additional $50 will be assessed if no compliance	Notice Specifying the Violation 10 days to request a hearing 15 days to comply At the end of the 30 days or 45 days from the issuance of the 1st notice, an additional $100 will be assessed if no compliance
Violation Level D	**1st Notice Per Violation**	**2nd Notice Per Violation**	**3rd Notice Per Violation**
Mailbox does not meet Standard Lot Guidelines	Notice Specifying violation	Notice Specifying violation	Notice Specifying Violation.

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Holiday Decorations displayed earlier than 45 days prior or later than 45 days after the holiday or do not meet Standard Lot Guidelines Pets off-leash outside of the owner's property Pet defecation not cleaned up off owner's 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	10 days to request a hearing 15 days to comply $50 will be assessed if no compliance is achieved by the end of the 15th day if no compliance	10 days to request a hearing 15 days to comply At the end of 15 days or 30 days from the issuance of the 1st notice, an additional $75 will be assessed if no compliance	10 days to request a hearing 15 days to comply At the end of 15 days or 45 days from the issuance of the 1st notice, an additional $100 will be assessed if no compliance

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.