

Neighborhood Covenants, Conditions, and Restrictions Enforcement Policy

Philosophy of Enforcement

Rosewood HOA seeks to maintain a pleasant, safe, and family-friendly neighborhood. Our goal is to support the legal covenants we all agreed to follow when we bought our property, so that we are all contributing to the betterment of the neighborhood. Consistent enforcement of our Covenants, Conditions, & Restrictions (CC&Rs) ensures that all homeowners follow the legal restrictions that are in place to protect our property values. Rosewood HOA strongly encourages neighbors to discuss concerns and work together to maintain our community covenants prior to reporting perceived violations to the HOA.

Violations of the restrictive covenants will result in the following step process adopted by a resolution of the Board of Directors, July 28, 2014. Most general violations can be cured by the homeowner upon receipt of a notice and warning (and without being repeated), so that a fine is not assessed. Architectural violations, which usually involve failure to obtain approval for architectural improvements/changes/additions, may result in a fine without prior warning, in addition to any corrective actions. Chronic and repetitive violations have a more serious negative impact on the community and a correspondingly more significant fine and/or actions.

- Rosewood HOA will verify any reports of possible violations.
- All official notices to the property owner(s) will be delivered via regular mail. A copy of these notices will also be sent via email (when an email address is available).
- Unofficial "friendly" notices may be delivered directly to the property. These unofficial notices are not part of the process described below.
- Property owners may submit a written request for a hearing to discuss and resolve any matters at issue before the Board or a committee appointed by the Board.
- The Board will strive to enforce neighborhood covenants and restrictions in a fair and consistent manner according to these guidelines. However, the Board reserves the right to take necessary actions outside of the guidelines to resolve any issues.

Category I: General Violations

Including but not limited to: trash cans not stored out of sight, parking in street overnight, landscaping issues, restricted vehicles, trailers, etc.

Timelines and procedures:

1st violation: Notice & Warning.

2nd violation: Notice & fine of \$25

- If 1st violation is not corrected within a reasonable time*
- If another violation (2nd) of the same restriction occurs within a six-month period

3rd violation: Notice & fine of \$50

- If 2nd violation is not corrected within reasonable time*
- If another violation (3rd) of the same restriction occurs within 6 months of 1st violation

4th violation: Notice & fine of \$100

- If 3rd violation is not corrected within reasonable time*
- If another violation (4th) of the same restriction within 6 months of 1st violation
- Violation is now considered chronic and repetitive and will be handled by the board on a case by case basis

*Time to correct: Varies depending on the nature of the violation and the reasonable amount of time the Board determines it will take to correct. For example, some violations may only be allowed 3-4 days for correction: trash and rubbish and/or garbage cans left within sight of neighboring lots or the public streets (except on

collection days); parking or storage of boats, trailers, commercial use trucks or vans, campers, etc., in driveway or on street.

Category II: Architectural Violations

Includes failure to obtain Architectural Committee approval for changes/additions such as painting, installing sheds, roofing, fencing, etc.

Timelines and procedures:

1st violation: Notice & fine of \$50

- Notice will include details and timeline for any necessary corrective actions

2nd violation: Notice & fine of \$100

- If 1st violation is not corrected as detailed and within a reasonable time*
- If another architectural violation (2nd) occurs within a twelve-month period

3rd violation: Notice & fine of \$200

- If 2nd violation is not corrected as detailed and within a reasonable time*
- If another violation (3rd) of the same restriction occurs within 6 months of 1st violation
- Chronic and/or repetitive and will be handled by the board on a case by case basis

*Time to correct: Varies depending on the nature of the violation and the reasonable amount of time the Board determines it will take to correct.

Clarification of common issues:

- Garbage containers are to be stored out of sight from the street and neighboring properties
- Grass is to be kept mowed, trimmed, and free of weeds
- Landscaping beds are to be neatly maintained and free of weeds, grass
- Bushes, trees, etc. are to be properly trimmed
- Vehicles of any kind are not to be parked in the street overnight
- Trailers of any kind, recreational vehicles, etc. are not to be parked in the street or driveway
- Properties are to be free of unsightly material, clutter, etc.

Architectural approval is required before the following:

- Installing a fence, or making changes to an existing one. Repairing a fence does not require approval.
- Painting/staining any part of your house, shed, fence, concrete, or any other structure.
- Installing a shed or any other structure on your property. This includes children's playsets.
- Adding an improvement such as a swimming pool, deck, pergola, sidewalk, etc.