

Repeat Offender Policy:

The repeat offender policy was created based on the recommendation from Black, Slaughter & Black Law Firm at a CAI event on April 2019. The intent of the policy is to maintain property values and save the HOA time and money by limiting discussions and hearings as well as decreasing the dissemination of materials to repeat offenders of simple violations (e.g. grass, boats, trash cans, etc.). Each violation is treated separately and it is possible for an owner to be listed as a repeat offender for multiple violations.

As of September 2019, the board acts on violations in the following manner: 1) An initial letter is sent to the owner; 2) If the violation remains unfixed by the next inspection a hearing letter is sent to the owner and 3) The HOA inspects the property prior to the hearing and will notify the board if the violation is fixed as of the hearing date. If the owner attends the hearing it is the intent of the board to arrive at an agreeable resolution with the owner. If the owner does not attend, a post hearing letter is sent to the owner detailing fines and repeat offender status which will remain for one year upon completion of the violation to the satisfaction of the board. If the owner is cited for the same violation within that year the owner will incur a \$100 fine at each inspection until the violation is fixed to the satisfaction of the board.