

SHEVA VISTAS HOMEOWNERS' ASSOCIATION

RECOMMENDED NEW ENFORCEMENT RULES AND FINES

PRIMARY TYPES OF VIOLATIONS

- WEEDS AND UNSIGHTLY YARDS
- BOATS, TRAILERS, RVs, etc.: MAY NOT BE VISIBLE FROM STREET
- TRASH CANS MAY NOT BE VISIBLE FROM STREET (Except when placed for garbage pickup. We ask that trash cans be put out no earlier than 5 PM on night before, and put away by evening of trash pickup day)
- PARKING: Vehicles may be parked in garage, driveways or streets. (For ease of access by emergency vehicles, please limit street parking, particularly if you are near an intersection.)
- NON-COMPLIANCE WITH CC&Rs, REGARDING ANY OTHER TOPICS: Non-matching materials and colors, used for repairs or additions of siding and/or roofing, are the most common complaints

METHODS OF HANDLING VIOLATIONS FOR WEEDS AND UNSIGHTLY YARDS (Primary violation)

(INSPECTIONS ARE PERFORMED TWICE MONTHLY, FROM STREETS AND/OR SIDEWALKS)

1. **Violation Level # 1:** The huge majority of violations will fall into this category
 - Warning postcard giving homeowner 12 days from postmark to address the problem.
 - If uncorrected at the next inspection (about 12 to 14 days later), a registered letter is sent giving homeowner/resident 14 days from postmark to address problem.
 - If violation is still not corrected when the next inspection occurs, the Landscapers are sent in at homeowner expense to correct violation.
 - A separate fine of \$25. may be assessed by the Board per unresolved violation. (Homeowner/resident may request in writing a hearing before the Board to discuss the fine. Time limits will be used for discussion per violation. Requests should be sent to:
 - Homeowner/resident's name is then added to a list of Violations Unresolved By Homeowner/Resident, and subsequent violations are handled with Method # 2 below.
2. **Violation Level # 2:** This category is for those few individuals who consistently refuse to abide by Sheva Vistas Homeowner Association's CC&Rs (Covenants, Conditions, & Restrictions)
 - Homeowner/Resident is listed on Unresolved Violations list within the previous 180 days (This is the KEY difference between the two levels)
 - Registered letter is sent giving homeowner 14 days from postmark to address problem.
 - If violation is still not corrected when the next inspection occurs, the Landscapers are sent in at homeowner expense to correct violation.
 - A separate fine of \$50. may be assessed by the Board per unresolved violation. (Homeowner/resident may request in writing a hearing before the Board to discuss the fine. Time limits will be used for discussion per violation. Requests should be sent to:

**Bidegain Realty Inc.
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