

Starr Pass Shadows Homeowners Association

Board Resolution Regarding

Violation Notice & Fine Procedure

Violation policy accepted and approved – January 17, 2018

VIOLATION of these rules, CC&Rs, Bylaws or Articles of Starr Pass Shadows Homeowners Association will result in a \$50.00 fine per unresolved violation. An owner who receives a “Notice of Violation” may respond to Management in writing to request a hearing. If said violation is not resolved to the satisfaction of the Board after the violation process, the fine(s) will be applied to the lot and the Owner will be so notified. Continued violations will incur additional fines of \$50.00 per month until resolved.

Violation Process

Lots will be inspected for non-compliance with the CC&R’s. Existing violations will be noted, and the homeowner notified as follows:

1. First Notice results as a “Friendly Reminder”, notifying the property owner of the offense, corrective action necessary and the date by which the violation must be corrected.
2. Continued Offense results in “Second Notice with Intent to Fine” stating that the violation continues and it must be corrected within 30 days or appeal in writing within 21 days from the date of the notice. If not corrected by day 30, the \$50 fine will be imposed.
3. Continuing Offenses will result in the \$50 fine for each subsequent month that the violation exists if no corrective action has been taken and there has been no response to the Invitation to Appeals.