

HPOA – Compliance Program and Fines Schedule

(approved April 2023)

Objective – to protect the appearance of the community and our property values.

Our CC&R’s provide guidelines for proper maintenance of homes and properties. You are expected to repair and maintain your property, yard, fencing, etc. HARC application and approval is required for any change, improvement or enhancement to your house, fencing or yard.

Violations of CC&R’s are taken very seriously. The community is inspected regularly and owners are notified of violations that need to be corrected. Fines are not given until after the owner is asked to come to a hearing with the board.

Two warning letter will be sent for most violations before the owner is asked to come to a hearing. Warning letters are not sent for ‘special’ violations (Short Term Rentals & ADU violations).

Fines will continue until the violation is corrected. If there is a large balance on the account, collections and court actions will be taken. Collections actions will be costly for the owner, with additional charges added to the account balance due.

Fines -- for Regular Violations:

1st Fine - \$200;

2nd Fine - \$400;

3rd Fine - \$600;

4th Fine & after - \$750

=====

Fines -- for Special Violations:

Short Term Rentals (e.g., Airbnb, VRBO, etc.)

\$300 per day for each day of an active listing

Violation of HPOA ADU Rules:

\$200 per day