

# **HPOA – Compliance Program and Fines Schedule**

(approved March 2024)



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

Our CC&R's provide guidelines for the proper maintenance of homes and properties.

You are expected to repair and maintain your property, yard, fencing, etc. HARC application and approval are 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 letters 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, Tree topping & 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.

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## **Fines -- for Regular Violations:**

**1<sup>st</sup> Fine - \$200**

**2<sup>nd</sup> Fine - \$400**

**3<sup>rd</sup> Fine - \$600**

**4<sup>th</sup> 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**

**Tree Topping - \$500 immediately.** Severe topping of a City Tree that ruins its structure will receive a \$500 fine after a hearing. There will be no fine if the tree was trimmed by a licensed arborist.

**Violation of HPOA ADU Rules - \$200 per day**