

Thompson Draw II Homeowners Association
Policy Related to Determining Violations to CC&Rs/Bylaws

Purpose

The purpose of this schedule is to create, maintain, and preserve the safety and unity of our mountain community. It is not punitive in nature but rather restorative in that it creates boundaries to limit violations to the CC&Rs and Bylaws created by our TDII community.

Violations

Many violations can easily be remedied through communication. When that fails, the process for correction or penalty can be initiated by:

Cabin Owners

Since our rules and guidelines are for the benefit of all cabin owners, it is possible that some perceived violations may be quickly resolved through communication between cabin owners. If the issues cannot be resolved, cabin owners may request review by the HOA board. HOA board reviews will be done within 30 days. If the issue is determined to be a violation of our CC&Rs/By-Laws, the issue will be addressed at the next scheduled or called board meeting.

A certified letter detailing the decision of the board will be sent to the cabin owners within 15 days after the decision. This letter will be sent by the TD2 HOA secretary. The cabin owners will have 45 days after receiving the letter to resolve or appeal this decision.

It is only after this process is completed that a monetary penalty would be assessed.

TD2 Board

A member of the board may also bring a perceived infraction before the board. The infraction will be presented at the next board meeting. If the infraction is considered significant enough to address by the board, by agreement of a quorum, the cabin owner will be contacted to see if the violation can be quickly resolved. If this is not possible the resolution process may be initiated.

A certified letter detailing the decision of the board will be sent to the cabin owner within 15 days after the decision. This letter will be sent by the TD2 HOA secretary. The cabin owners will have 45 days after receiving the letter to resolve or appeal this decision.

It is only after this process is completed that a monetary penalty would be assessed.

Violations Related to:

1. CC&Rs/Bylaws- Article 4 – Permitted Uses, Maintenance, Easements and Restrictions- After the process detailed above the penalty will be \$200.00. Additional fines will be assessed if there is no resolution of the violation.
2. Failure to maintain property related to fire safety and appearance – After the process detailed above the penalty will be \$100.00. Additional fines will be assessed if there is no resolution of the violation.
3. Speeding (also included in Article 4), exceeding 15 mph within TDII. Cabin owners are responsible for compliance by residents and visitors to their property. Excessive, hazardous or reckless operation of vehicles may be penalized after the process detailed above. The penalty will be \$50.00 plus the cost to repair any damage to common property.