



The Village at Riverview

CCRs Violation Enforcement Policy

August 1, 2026

Purpose

The Village at Riverview Homeowners Association ("Association") was incorporated in December 1999. The Declaration of Covenants, Conditions, and Restrictions ("CCRs") was duly adopted by the required majority of homeowners to preserve and enhance property values while maintaining a clean, attractive, and harmonious community environment.

The CCRs establish legally binding standards governing property use, maintenance responsibilities, and community aesthetics. These standards help prevent neglect, protect neighborhood appearance, and ensure consistent community expectations for all residents.

To assist with enforcement, the Association contracts with a professional HOA management company responsible for identifying violations, issuing notices, monitoring compliance, and administering fines when necessary.

The following enforcement process is intended to provide homeowners with a fair, reasonable, and consistent opportunity to correct violations prior to further enforcement action

Violation Enforcement Process

First Violation Notice

A written notice shall be sent to the homeowner identifying:

- The specific CCR provision or standard violated;
- A description of the violation; and
- A required correction date ("Correct by Date").

Mission Statement

To enhance property values, maintain high-quality common areas, and foster a safe, engaged community through proactive management and transparent communication.

Vision Statement

To be a premier, desirable, and harmonious neighborhood that residents are proud to call home.



No monetary fine will be assessed at this stage.

Second Violation Notice

If the violation has not been corrected by the specified deadline, a second written notice shall be issued.

The notice shall include:

- Confirmation that the violation remains unresolved;
- A revised correction deadline; and
- Notification of the monetary fine that may be imposed if the violation continues beyond the revised deadline.

Third Violation Notice

If the violation remains unresolved after the second notice deadline, the Association may issue a third violation notice and assess fines.

The third notice shall:

- Be delivered by certified mail;
- Require immediate correction of the violation;
- Include the amount of the fine assessed;
- Describe the recurring fine schedule until compliance is achieved; and
- Advise the homeowner of potential legal action and collection remedies if fines remain unpaid or the violation continues.

Fine Schedule

Enforcement Action	Fine Amount	Frequency
Third Notice / Certified Mail	\$50.00	*Every 7 days until corrected

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*Or Board members intervention and correction in accordance with ARTICLE IX EXTERIOR MAINTENANCE, Section 2.

Collection of Unpaid Fines

All unpaid fines shall be subject to collection in accordance with the Association's governing documents and applicable law.

Collection Procedures

- Fines are due immediately upon receipt of notice.
- Any unpaid fine may be referred to a collection agency ninety (90) days after the initial fine notice.
- Continued nonpayment may result in legal action, including the filing of a lien against the property where permitted by law.

ARTICLE IX EXTERIOR MAINTENANCE

Section 2. Lot Owner's Responsibility. Subject only to the Association's responsibilities under Section I of this article, each Lot Owner covenants to keep the exterior of his Home in a clean and attractive condition and in good order and repair. If a Lot Owner fails to maintain the exterior of his Home in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds vote of the Board, shall have the right, through its agents and employees, to enter upon such Lot and to repair, maintain, and restore the exterior of the Home thereof; provided, that the Lot Owner of such Lot shall have failed to repair, maintain and restore the exterior of his Home after having received at least thirty days' written notice from the Board specifying the nature of the repairs, maintenance or restoration deemed necessary by the Board. The cost of any such exterior maintenance incurred by the Association shall be added to and become part of the assessment to which such Lot is subject, and the Association may recover such cost in the same manner as payments of delinquent assessments are enforced hereunder.

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Resolution

BE IT FURTHER RESOLVED that a copy of this policy resolution shall be incorporated into the Association's Governing Documents and made available on the Association's official website.

This resolution was adopted by the Board of Directors on August 1, 2026, and shall become effective on August 2, 2026.

Tim Oerman, President

The Village at Riverview Homeowners Association



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