

Deer Glen HOA - Community Compliance Guidelines

CC&R VIOLATIONS	TYPICAL REMEDIAL ACTION REQUIRED <small>(Other actions or time frames may be required)</small>	FIRST NOTICE *VERBAL* <small>(Security will log/document/ notify owner)</small>	WRITTEN NOTICE OF VIOLATION <small>(Management will mail)</small>	FINES IF COMPLIANCE NOT ACHIEVED <small>(fines vary based on type of violation, i.e. one-time violation, continuing violation, or violation to common tracts)</small>
2.1 Residential Use <i>All units shall be used for residential purposes only</i>	Submit rental agreements to KMO within thirty (30) Days	7	<div style="display: flex; justify-content: center; align-items: center;"> <div style="border-top: 1px dashed black; border-bottom: 1px dashed black; width: 20px; height: 100%;"></div> <div style="text-align: center; padding: 0 10px;"> <p>Letters to be mailed if violation not remedied by First Notice</p> </div> <div style="border-left: 1px dashed black; border-right: 1px dashed black; width: 20px; height: 100%;"></div> </div>	<p>\$150 per Violation</p> <p>\$15/day for continual Violation</p> <p>\$1500 for Violations to common tracts</p>
2.2. Exterior Maintenance <i>Yard not maintained</i>	Trim, weed, clip, mow	7		
2.2 Exterior Maintenance <i>Residence, sidewalk, driveway,...etc in disrepair</i>	Repair or replace	30		
2.2 Exterior Maintenance <i>Wood storage visible</i>	Relocate, remove, or store out of sight	7		
2.2 Exterior Maintenance <i>Visible yard debris, other misc. debris,..etc</i>	Relocate, remove, or store out of sight	2		
2.3 Animals <i>Domestic animals only</i>	Keep within the unit	14		
2.4 Vehicle Parking <i>ATV's, Trailers, Motor Homes, RV's, Pickup Campers, Boats, etc</i>	Remove and store out of sight each day	2		
2.5 Commercial Activity <i>Home office only</i>	No heavy customer traffic in and out of location	7		
2.6 Lawful Use <i>No Unlawful use shall be made of the unit nor any part thereof</i>	Follow valid laws, zoning ordinances, and governmental regulations	7		

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<p>2.7 Disabled Vehicles <i>Association may remove disabled vehicles if not removed within 5 days of notice</i></p>	<p>Remove and store out of sight each day</p>	2	<p>----- ----- Letters to be sent ASAP -----</p>	<p>----- ----- \$150 per Violation \$15/day for continual Violation \$1500 for Violations to common tracts -----</p>
<p>2.8 Refuse <i>Visible trash, garbage and recyclables</i></p>	<p>Place in approved containers and store out of sight each day</p>	2		
<p>2.9 Residential Use <i>Outside living area</i></p>	<p>No trailer, van, bus, camper, truck, tent, garage, or outbuilding may be used as a residence at any time</p>	2		
<p>2.10 Outbuildings <i>Installing or constructing an outbuilding, garden house, gazebo, shed, or any other outbuilding without approval</i></p>	<p>Stop work, apply for and obtain Design Review Committee approval and city permit(s) if required</p>	1		
<p>2.11 Vacant Lot</p>	<p>Owner must maintain vacant lot in a reasonable, presentable, and clean condition</p>	7		
<p>2.12 Completion Of Construction</p>	<p>Must complete the construction and painting of any dwelling, addition to dwelling, outbuilding, or structure within twelve (12) months</p>	30		
<p>2.13 Utility Services</p>	<p>No outdoor overhead wire work is allowed for any utility</p>	1		
<p>3.1 Construction Maintenance</p>	<p>Property must be maintained in a clean and neat condition during construction</p>	1		
<p>3.2 Construction Hours</p>	<p>Must adhere to construction hours: Mon-Fri 7am-5pm Sat 8am-4pm <u>No work on Sun or holidays</u></p>	1		

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<p>3.3 Design Review <i>Commencement of building, driveway, fence, wall, other structure, landscaping, or exterior improvement without Design Review Committee approval</i></p>	<p>Stop work immediately, obtain Design Review Committee approval</p>	<p>1</p>	<p>Letters to be sent ASAP</p>	<p>\$150 per Violation \$15/day for continual Violation \$1500 for Violations to common tract</p>
<p>3.4 Quality, Compatibility, and Uniqueness <i>Dwellings not constructed or maintained using high quality materials and workmanship</i></p>	<p>Stop work immediately, obtain Design Review Committee approval</p>	<p>1</p>		
<p>ARTICLE III Sections 5-11 Design Standards</p>		<p>1</p>		
<p>3.12 Completion of Landscaping <i>Landscaping not completed within required timelines</i></p>	<p><u>Front yard</u> landscaping plans shall be submitted for approval not later than substantial completion of dwelling and completed within 4 months after occupancy or construction completion <u>Side & Rear yards</u> shall be submitted for approval within 6 months of occupancy and completed within 1 year of of the earlier of occupancy or construction completion</p>	<p>1</p>		
<p>3.13 Trees <i>Planting street trees without Design Review Committee approval</i></p>	<p>Stop work immediately, obtain Design Review Committee approval</p>	<p>1</p>		
<p>3.14 Fences & Walls <i>failing to install fence in accordance with Design Review Committee approval</i></p>	<p>Stop work immediately, obtain Design Review Committee approval</p>	<p>1</p>		
<p>3.15 Exterior Colors</p>	<p>Stop work immediately, obtain Design Review Committee approval</p>	<p>1</p>		

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	egress to adjacent homes in shared driveway areas			
Commercial Activity Handbook pg 7	Shall not use residential dwelling to conduct business or for any commercial purpose. Shall not use residence as a storefront Shall not affix business, commercial signs, or advertisements to the residence or on any area of the lot	Immediate		
Refuse Handbook pg 19	Shall keep all refuse in sanitary containers and out of public view neighboring property or residences	Immediate		
Outbuildings Handbook pg 10 <i>Outdoor Installations</i>	Shall not erect flag poles, roof, wall, ground or pole mounted antenna of any kind without prior written approval from the Design Review Committee	Immediate		
Outbuildings Handbook pg 10 <i>Portable basketball hoop</i>	Shall be Removed and stored out of sight each day	1		
Outbuildings Handbook pg 10	Prohibited installation of above ground swimming pools, skateboard ramps or any unsightly constructions of miscellaneous materials	1		
Signage - Handbook page 8 <i>Other than those approved</i>	Remove immediately	Immediate		
Garage Sales - Handbook page 9	Garage sales are allowed in Deer Glen on a limited basis. Signs posted for garage sales shall be removed within 24 hours of the conclusion of the garage sale.	1		
Holiday Decorations /	Holiday decorations are allowed from Thanksgiving until January	1		

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Removal - Handbook page 9	31st. All other decorations shall be removed within 7 days after holiday is over		 -----	 -----
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Violation notice process:

1. Violations will be orally reported to the homeowner by Community Safety Patrol (CSP). CSP will document the violation by logging it and emailing the Board of Directors and Association Manager. (This is **First Notice** annotated in the third column above).
2. If the violation is not corrected within the established timeline, a written notice of violation will be mailed by management to the homeowner, copying the Board of Directors and CSP (This is the **Notice of Violation Letter** annotated in the fourth column above).
3. If the violation is not corrected within the timelines established in written notice of violation, assessment of fines will commence.

Article II, Section 14 - Modification, Rules and Regulations

The Association from time to time may adopt, modify or revoke such rules and regulations as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the properties. The Association Board of Directors thereof, shall furnish a copy of the rules and regulations, upon adoption, and a copy of each amendment, modification or revocation to each Owner. The method of adoption of such rules shall be as provided in the CC&Rs of the Association.