



## River Downs HOA Compliance Plan

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To ensure that all residents adhere to our community guidelines, we will be implementing a more proactive approach with a strong emphasis on consideration and neighborliness. This is a tough balancing act, and we appreciate your feedback, patience, and support as we put a plan into action unlike anything the neighborhood has seen before:

***There are four stages to the plan we are enacting***

1. **Notification and Cure Period:** Effective immediately, we are announcing a cure period as an open invite to the entire membership to reference the restrictive covenants and amendments as posted on our HOA website (<https://www.riverdownshoa.org/index.html>) and then take a look around their own property to identify and cure any violations.
  - In the case that a cure will exceed 30 days (due to a contractor schedule or availability of materials), the Board requests written notice of the plan to cure, including a defined timeline for completion. **Either the cure or approved plan to cure is due by Saturday, August 31, 2024.**
  - If you are unsure about how compliance fits into your specific scenario, the board and several long-time neighbors are willing and able to discuss and provide guidance.
2. **Warning for Fines:** If the violation is not addressed by curing or a plan within the initial 30 days, a written warning notice will be issued providing a specific list of violations to be cured within a further 30-day period.
  - We understand that life is dynamic, and struggles are real. *This escalation stage includes an offer for a hearing with the Board to discuss the matter and explore how we might assist you in achieving compliance.*
3. **Schedule of Fines (Per Sections 1 & 2 of By-Laws and Amendment 3):**
  - **Maximum Fine:** \$3,250 per year per violation

**The monthly fines will be applied per the table below**

<b>Period</b>	<b>Monthly Assessment (\$)</b>	<b>Total Amount (\$)</b>
1st Month	50	50
Next 2 Months	100	200
Next 3 Months	200	600
Next 6 Months	400	2400
<b>Total</b>	-	<b>3250</b>

4. **HOA Intervention:** If the violation remains uncured after 12 months, the HOA is empowered to and will take action to cure the issue and bill the resident for the cost of the cure, as per Article 7 of the Covenants. Additionally, the HOA will file a lien on the property for 12 months of fines and the cost to cure. The fine cycle would then start anew in the case of a violation that remains uncured after the 12-month period defined above.

**Approaching Compliance with Empathy and Fairness**

We believe that our residents are good neighbors who do not knowingly violate these covenants. Our goal is to encourage compliance in a supportive manner, and our preference is to avoid ever having to place a lien on a neighbor's property.

Furthermore, we recognize that interpretations of certain covenants, such as maintaining a "neat and orderly" yard, can vary. What might appear as disorder to one person could be seen as a thriving garden to another. Therefore, the board will approach each situation with careful consideration and empathy.

Best regards,

**The Board, River Downs HOA**

*Posted July 25, 2024*