



Oakhurst Community Association, Inc.

Rules and Regulations

PENDING R&R CHANGES ARE LISTED BELOW.

SECTION III – GENERAL RULES

3.23. Tents, Trailers, and Temporary Structures

No tent, utility shed, shack, trailer, or other structure of a temporary nature shall be placed upon a unit or any part of the properties. (CC&R, XII, Section 12)
See also Architectural Guidelines 3.5.6 and 3.5.7.

SECTION IV – VIOLATIONS AND FINE POLICY

4.3 Written Warnings

Written Warnings for the first offense of a particular rule will be sent by U.S. Postal Service First Class mail to the owner of record within 10 business days of the alleged violation. The warning will include specifics of the alleged violation as well as steps that must be taken to rectify the situation and/or the consequences for subsequent violation of that rule. Request for a hearing to protest the written warning must be made within 10 business days after receipt of the Written Warning.

4.4 Notice of Violation (N.O.V.)

If subsequent violation complaints are received in regards to the same rule within one year of a previous complaint or if the steps outlined in the written warning to rectify the situation have not been taken, a Notice of Violation will be sent by U.S. Postal Service First Class mail to the owner of record within 10 business days of the alleged violation or lack of compliance. The notice will include the specifics of the alleged violation along with the amount of fine to be imposed by default unless a hearing is requested within 10 business days after receipt of the Notice of Violation.

4.6 Penalties/Fines

A. RULES & REGULATIONS VIOLATIONS

1. Courtesy Letter: Written Warning.
2. Notice of Violation: if issue is not rectified within 30 days: \$50 fine.
3. Final Notice of Violation: if issue is not rectified within 60 days: \$50 fine.
4. If the issue is not resolved after 90 days from the date of original Courtesy Letter: there will be a \$50 fine per month until the issue is rectified.



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If the issue is not rectified after 6 months the matter shall be referred to the association's counsel to pursue any and all remedies against the Owner and Unit, consistent with the Association's Collection Procedures. All fines and processing fees are cumulative.

The fines provided herein may be increased without amending the rules, at the sole discretion of the Board of Directors, but not more than annually, in accordance with standard cost of living increases.

B. ARCHITECTURAL GUIDELINES VIOLATIONS

1. Failure to submit a required modification request - \$100 per occurrence or modification.
2. Failure to submit a required modification request within two weeks after being fined per step one - \$100 per month until the modification is submitted and approved.
3. Installations that are not in compliance with the Architectural Guidelines will result in a fine of \$100 per month until it is in compliance with an approved submittal.
4. Legal action and/or forcible entry and detainer (eviction) for units with unpaid accounts of \$400 or more.

SECTION VI – TRANSFER OF OWNERSHIP

- 6.1. The Selling Owner must supply the New Owner with copies of the Declaration, By-Laws, Rules & Regulations and Architectural Guidelines of the Association so that they are aware of the provisions contained therein. Copies of these documents can be downloaded from the Association's website <https://www.oakhurstcommunity.org>.
- 6.2. The Selling Owner, Closing Agents/Attorneys shall request from the Property Management Company a closing statement for the amount of any unpaid assessments and other charges due and owing. To aid the process, detailed information is provided on the Association's website www.OakhurstCommunity.org under "Transfer of Ownership / Notification of Sale".
- 6.3. –deleted–