

Patton Retreat HOA

The Association has adopted a Fine Procedure for Violations of Architectural Control and Violations of the Use Restrictions as stated in the Association's Declaration of Covenants, Conditions, and Restrictions (CC&Rs).

This Fine Policy will go into effect July 1, 2026.

Upon the first inspection and finding of a non-compliance issue, a Courtesy Notice will be sent to you. The Courtesy Notice will indicate the date of inspection and the issue of non-compliance. The letter will request that you remedy the issue immediately and will provide a date for the next inspection to occur, which shall be no later than fourteen (14) calendar days from the date of the notice. The letter will also ask that you please contact your community manager if there are circumstances causing this issue, preventing you from being able to remedy the issue, or if you need assistance in resolving the matter.

If, at the time of re-inspection, it is determined that you have not remedied the issue of non-compliance within the timeframe given on the notice, and/or contacted PSMT for assistance or to explain the extenuating circumstances, fines will be assessed as follows:

FINE AMOUNTS

Violation Type	Fine Amount
New Violation – Notice of Violation	Courtesy Reminder
2nd Notice	\$50.00
3rd Notice	\$100.00
4th Notice	\$150.00
Continuous Violation	Amount TBD and may be subject to legal action by the HOA

After ninety (90) days of consecutive non-compliance, the Board will have the option of taking legal action to remedy the issue. In addition to the fines assessed, you may also be responsible for paying all attorney's fees, court costs, and any other applicable fees accrued, and may be subject to suspension of your voting rights and use of recreational facilities until the issue of non-compliance is resolved. All monies collected from fines will go to the operating account of the HOA.

Examples of non-compliance/violations include, but are not limited to, the following: street parking, blocking sidewalks, trash cans being left out in public view, unmaintained yards/home upkeep, and improvements made without prior written approval from the HOA.

You are urged to read the Rules & Regulations listed within the Restrictive Covenants for Patton Retreat HOA to better understand what is and is not permitted within the community.

All homeowners are responsible for the actions of their occupants and/or tenants.

Thank you,
Patton Retreat Board of Directors