

The Ridge HOA

Fine procedure and notice

Effective TBD, The Ridge HOA will adopt a new fine procedure for violations of architectural control standards and The Ridge of Covenants, Conditions, and Restrictions (CC&Rs).

FIRST NOTIFICATION: Courtesy Notice –

Upon the first inspection and find of 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 requests that you remedy this issue as soon as possible, but no later than the next 10 calendar days. The letter will also ask that you please contact PSMT if there are extenuating circumstances causing this issue, preventing you from being able to remedy the issue, or to seek assistance in the resolution of the matter.

SECOND NOTIFICATION: – Intent to Fine

A re-inspection will be made after 10 Calendar days. If at the time of re-inspection, it is determined that you still have not remedied the issue of non-compliance or contacted PSMT for assistance or to explain the extenuating circumstances, you will receive an **Intent to Fine notice.**

THIRD NOTIFICATION: Fine assessed:

❖ Fine Structure

All fines will be assessed for the following violations including, but not limited to:

- 1. A \$75 fine will be assessed for violations including, but not limited to, improper disposal of trash, animal-related infractions, nuisances, and unauthorized signage.**
- 2. A \$100 fine will be assessed for violations including, but not limited to, unapproved alterations or improvements to the exterior of homes or lots, street parking, the parking or storing of commercial vehicles, tractors, camper trailers, boats, other watercraft, boat trailers, utility trailers, and inoperable vehicles, rental noncompliance, and the maintenance of unsightly or unkempt landscaping.**

Re-inspection will be made after 10 calendar days. If at the time of re-inspection, it is determined that you still have not remedied the issue of non-compliance or contacted PSMT for assistance or to explain the extenuating circumstances, a \$100 fine will be assessed.

AFTER THIRD NOTIFICATION:

Re-inspections will persist on a monthly basis until the issue is rectified. Should non-compliance persist during each subsequent re-inspection, all fines will be levied according to the established fine structure until the non-compliance matter is resolved.

Continued Non-compliance:

Legal action:

If non-compliance continues after 90 days, the Board will have the option of taking legal action to remedy the issue. In addition to the fines assessed, you will also be responsible to pay all attorney's fees and court costs accrued. You will also be subject to suspension of your voting rights until the issue of non-compliance is resolved. All fines collected will go to The Ridge operating account.

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

If you have any questions or need assistance, please contact Ashley Gibbs, Community Manager, at 615-295-2317 or ashley@psmtllc.com.

The Ridge CC&Rs can be accessed on the PSMT website - <https://psmtllc.com/properties/the-ridge/>