

Revised Process of Fining Violators

Who reports?

Anybody can and should as the benefits of improved “curb appeal” accrue to everyone in neighborhood. Simply notify Board with photo attached.

Which violations generate a fine?

All of them, for everybody in Blairstone Forest, uniformly and consistently.

Board reports to TPAM (Management Company) electronically.

TPAM initiates a letter to owner with photo attached, giving a two week grace period to remedy the problem.

If there is no correction after two weeks, the Board votes to proceed to assess fines.

TPAM is informed of the vote and sends a “fine” letter, specifying a fine of \$100 per day after another two week grace period, up to \$1,000 per violation per year.

How is compliance monitored and fine stopped when violation is resolved?

A board member notifies TPAM or TPAM determines compliance during their drive-by.

Who bills for fine?

TPAM (Management Company)

How long do violators have to pay fines before nonpayment is actionable?

Ninety (90) days. If upheld, owner must pay Association’s legal costs.

Can a fine be appealed?

Yes. The Standing Appeal Committee receives appeals regarding fines in writing. It consists of at least three people with no connection, familial and otherwise, to the Board. The Appeal Committee has no jurisdiction over the Covenants; its only function is to determine if the fine should be upheld or should be reduced or waived. (For example, an owner has been in the hospital and, therefore, can’t comply in time.)