**Cedar Creek HOA - Violation Policy and Fine Schedule**

The Cedar Creek Homeowner’s Association has established the following Enforcement Policy for Deed Restrictions violations, enforcement, and any applicable monetary penalties for continued violations. This policy will be deemed part of the HOA Regulations and is subject to amendment or modification at any time by majority vote of the Board of Commissioners.

First Notice

A Warning Letter will be delivered to the Owner of the property outlining the violation and, if appropriate, given a time frame for compliance. In the event that the Owner of the property can be identified as an absentee Owner, a copy of the violation letter will also be sent to the tenant at the property address.

Assessment of Initial Monetary Penalty

The Association will assess a monetary penalty according to the Fine Schedule if the Owner has not corrected or removed (or has chosen not to correct or remove) the violation, or the violation has been repeated within the time frame of the First Notice. All penalty notices may be sent via regular or certified mail. The homeowner will be responsible for a certified fee added to the penalty.

Assessment of Additional Monetary Penalties

After the imposition of the Initial Penalty, additional penalties may be imposed upon subsequent inspections if the Owner has not corrected or removed (or has chosen not to correct or remove) the violation or the violation is repeated or has returned. Additional monetary penalties will be imposed after inspections have been conducted to coincide with the terms of the notices.

**Should a period of at least one-year lapse between violation letters of the same offense, the next letter will be a First Notice again.**

Exception of Notice Procedure

Violations posing a threat to the health, safety, and/or welfare of the community as a whole or any one or more other Owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet; or a collapsed structure or tree blocking the road or drivers’ lines of vision.

Opportunity to be Heard

The Association recognizes each Owner’s right to explain the reasons why there is a violation of the By-Laws, particularly if the violation results in a monetary penalty. Before any penalty is assessed, an Owner has the opportunity to request a hearing before the Board of Commissioners. The Owner must provide timely written request for a hearing. If the hearing is scheduled, the Owner is bound by the decision of a majority of the Board.

**Cedar Creek HOA - Violation Fine Schedule**

**Violations pertaining to Article 2 of Cedar Creek Subdivision Deed Restrictions**

1. ***Subletting of homes as short term rentals***
   1. First notice: Warning Letter (will include time limits for correction of violation, if appropriate)
   2. Second notice within twelve consecutive months: $25
   3. 3rd and 4th notices within twelve consecutive months: $50 each
   4. Subsequent notices within twelve consecutive months: $100 each
2. ***Parking in excess of one week including, but not limited to storing any recreational vehicles, trailers, commercial vehicles, boats, unlicensed or non-operational vehicles in such a manner that they are visible from the street)***
   1. First notice: Warning Letter (will include time limits for correction of violation)
   2. Second notice within twelve consecutive months: $25
   3. 3rd and 4th notices within twelve consecutive months: $50 each
   4. Subsequent notices within twelve consecutive months: $100 each
3. ***Garbage cans left in driveway before 4pm on the day before pickup or after 4pm on the day after pickup***
   1. First notice within twelve consecutive months: Warning Letter
   2. Second notice within twelve consecutive months: $10
   3. All subsequent notices within twelve consecutive months: $25 each
4. ***Parking on unpaved surfaces***
   1. First notice: Warning Letter (will include time limits for correction of violation)
   2. Second notice within twelve consecutive months: $25
   3. 3rd and 4th notices within twelve consecutive months: $50 each
   4. Subsequent notices within twelve consecutive months: $100 each
5. ***Repair and upkeep of property out of compliance with*** [***Louisville Metro Code***](https://louisvilleky.gov/sites/default/files/codes_regulations/chapter156propertymaintenance_0.pdf)
   1. First notice within twelve consecutive months: Warning Letter
   2. Second notice within twelve consecutive months: $10
   3. All subsequent notices within twelve consecutive months: $25 each

**Violations pertaining to Article 7 of Cedar Creek Subdivision Deed Restrictions**

1. ***Unauthorized signs placed on homeowner’s property or on common area within the Cedar Creek HOA (including real estate or garage sale signs)***
   1. First notice within twelve consecutive months: Warning Letter
   2. Second notice within twelve consecutive months: $10
   3. All subsequent notices within twelve consecutive months: $25 each