

**Wedgewood Owners' Association**  
**Violation Enforcement and Fine Policy**

**January 2026**

**1. Purpose**

The Violation Enforcement and Fine Policy ("Policy") is designed to ensure adherence to the **Wedgewood Owners' Association** ("Association") governing documents, specifically the Covenants, Conditions & Restrictions (CCR's), Bylaws, and Rules and Regulations. This Policy provides a consistent and transparent framework for identifying violations and, when necessary, assessing monetary penalties to maintain community standards.

**2. Authority**

This Policy is adopted pursuant to the authority granted to the Board of Directors ("Board") under the Association's governing documents and applicable state laws. The Board has the authority to enforce compliance and levy reasonable fines for violations.

**3. General Enforcement Philosophy**

The Association's goal is voluntary compliance. Enforcement actions are intended to correct violations, not to punish Owners. Fines will be imposed only after reasonable notice and an opportunity to cure or be heard, except in cases involving health, safety, or emergency concerns.

**4. Definition of a Violation**

A violation is any act or omission by an owner, guest, or invitee that is inconsistent with the Association's governing documents, including but not limited to:

- Architectural or exterior modifications made without approval
- Property maintenance deficiencies (i.e. weeds in flower beds, etc)
- Parking or vehicle violations
- Trash, recycling, or nuisance violations
- Noise disturbances (i.e. loud vehicles, fireworks, loud music, etc.)
- Violations of use of common areas

**5. Violation Enforcement Steps**

The Association will enforce violations using the following steps to ensure consistency and due process:

**First Violation – Courtesy Notice (No Fine)**

- A written courtesy notice will be sent to the Owner identifying the violation.
- The notice will reference the applicable governing document provision.
- A reasonable timeframe to correct the violation will be provided (typically 7–14 days unless otherwise specified).
- No fine will be assessed at this stage.

#### **Second Violation – Formal Notice and Fine**

- If the violation is not corrected within the timeframe provided in courtesy notice, or if the same or a similar violation occurs within twelve (12) months, a second written notice will be issued.
- This notice will serve as a formal notice of violation and fine assessed.
- The Owner will be provided with an opportunity to request a hearing before the Board or its designated committee.
- A fine will be assessed as outlined in the fine schedule below.

#### **Third Violation – Increased Fine**

- If the violation continues or a third occurrence of the same or similar violation occurs within twelve (12) months, a third written notice will be issued.
- An increased fine will be assessed.
- The Board may impose additional enforcement measures as permitted by the governing documents and applicable law.

#### **Continuing Violations**

- Violations that are not corrected after the third notice may be treated as continuing violations.
- Fines may be assessed on a per-day basis until the violation is cured, or until the Board determines that alternative enforcement action is necessary.

### **6. Fine Schedule**

Unless otherwise determined by the Board, the following fine schedule shall apply:

- **First Violation:** Courtesy notice only – no fine
- **Second Violation:** \$50 fine
- **Third Violation:** \$100 fine

- **Continuing Violation:** \$25 per day until the violation is corrected, or as otherwise determined by the Board

The Board reserves the right to adjust fines for serious, willful, or repeat violations, subject to the Association's governing documents and applicable law.

## **7. Health, Safety, and Emergency Violations**

Violations that pose an immediate threat to health, safety, or property may be addressed without prior notice. The Association may take immediate corrective action, and all associated costs may be assessed to the Owner, in addition to any applicable fines.

## **8. Corrective Action and Owner Responsibility**

Owners are responsible for:

- Ensuring compliance by occupants, guests, and contractors
- Correcting violations within the stated timeframe
- Reimbursing the Association for costs incurred to correct violations after notice

## **9. Fine Payment and Collection**

- Fines are due and payable within 30 days of the assessment date.
- Unpaid fines may be treated as an assessment as permitted by the governing documents and law.
- The Association may pursue collection remedies, including late fees, interest, suspension of privileges, or legal action.

## **10. Suspension of Privileges**

In addition to fines, the Board may suspend an Owner's right to use common area amenities or voting rights, to the extent permitted by law and the governing documents, for noncompliance or nonpayment.

## **11. Waiver and Discretion**

The Board may, in its sole discretion, waive or reduce fines upon demonstration of hardship, corrective action, or other mitigating circumstances. Failure to enforce any provision of this Policy does not constitute a waiver of the right to enforce it in the future.

## **12. Amendment and Review**

This Policy may be amended by the Board from time to time. The Board will review this Policy periodically to ensure consistency with the governing documents and applicable laws.

**13. Effective Date**

This Violation Enforcement and Fine Policy is effective upon adoption by the Board of Directors of the Wedgewood Owners' Association.

**Adopted by the Board of Directors:**

Patrice Wiens: Patrice Wiens

Terence Barrio: Terence Barrio

Patrick Costello: Patrick Costello

Deborah Mecom: Deborah Mecom

Lisa Jackson: Lisa Jackson

Theresa Radil: Theresa Radil

Randy Smeal: Randy Smeal

Date: 3/19/2026