

Rockwood HOA

Paola, KS 66071

Effective 1/1/2024

Per the Rockwood HOA D&R

ARTICLE 7 ARCHITECTURAL AND LANDSCAPE CONTROL

Section 7.4 Procedure for Approval . (a) Each of the following documents (and all modifications thereof) must be submitted to the Architectural Committee and such Committee's approval must be obtained, prior to the document's submission to the City or implementation: (1) architectural, building and construction plans for each residence, showing the nature, kind, shape, square footage, height, color, materials and location of all improvements on each Lot, and specifying any requested variance from the setback lines, garage location or other requirements set forth in this Declaration, and, if requested by the Architectural Committee, samples of proposed construction materials. (2) All documents must be submitted to the Architectural Committee by hand delivery, email, Association software or mail.

The expectations of the HOA approval system is straightforward and routine for a community that has an HOA. Due to the lack of members that are failing to follow the process the board has determined that a fine shall be implemented to ensure all homeowners follow the process of the D & R for the community, specifically for article 7 regarding architectural and landscape control.

The board has voted and passed a fine procedure that will become effective on January 1, 2024 and shall be as follows:

1. A homeowner must submit an approval form a minimum of 7 days prior to work being started. The form is located on the website along with the appropriate documentation must be submitted and approval received in writing from the board prior to work commencement.
2. If the homeowner begins the work prior to board approval an immediate cease and desist letter shall be delivered via a process server as well as a violation notice and fine of \$5000.00.
3. The fine will be due within 30 days. If this is not paid then a lien will be placed on the home, late fees will begin accumulating after 30 days per section 1.9. After 90 days it will be turned over to collections. The board will utilize all remedies under section 3.6 including legal intervention,
4. An additional fine of \$5,000 will be issued each 30 days until the proposed section 7 changes have been approved.
5. If after 30 days the homeowner has not adhered to the D & R policy the board will seek legal remedies.

The fine will not be waived if the homeowner after being served then submits the approval form. This process is being put into place due to lack of adherence to the Home owner's association rules that have been provided to all homeowners and is available on the Rockwood homeowners website.

