

3/16/2023

The HOA board of Rockwood has come to the decision that to maintain the rules of our community and to maintain the Integrity of the architecture declarations and restrictions amendment, we have created the policy outlined below that will become effective immediately.

Architecture Policy:

In the interest of all residents of the Rockwood community it has come to the attention of the board that a policy specific to architectural rules must be adopted that can be utilized in cases of violations and failure to adhere to the declarations and restrictions (D&R) for the Rockwood community. In the interest of all homeowners the board has determined that a new policy will be adopted. The policy will be in addition to Section 8.18, shown below, and fines will be introduced and enforced as well as the utilization of home liens to uphold the interest of the HOA and the Rockwood community.

[HOA Documents – Rockwood Estates & Villas \(rockwoodhomeowners.com\)](http://rockwoodhomeowners.com)

Documents pertaining directly to the Architectural Committee are found under their tab:

[Architectural Committee – Rockwood Estates & Villas \(rockwoodhomeowners.com\)](http://rockwoodhomeowners.com)

Please ensure you read the rules prior to making any changes to your home regarding paint, roofing, and structural changes et al in section 7 as they will be the focus of the new policy as well as 6.2 – maintenance of the property.

**Section 8.18 Enforcement. The Association or its authorized agents may enter any Lot on which a violation of these restrictions exists and may correct such violation at the expense of the Owner of such Lot. Such expenses, and such fines as may be imposed by the rules and regulations adopted by the Association, shall be deemed secured by a lien upon such Lot enforceable in accordance with the provisions of Section 3.6. All remedies described in Article 10 hereof and all other rights and remedies available at law or equity shall be available in the event of any breach by any Owner, occupant or other party of any provision of this Article 8, or any other provision of this Declaration.**

**The new policy shall read:**

1. If a resident is not in compliance with the Declarations, they will receive a written letter informing them of the violation and the expected resolution

and the time frame in which this must be corrected. The letter shall be sent by registered letter for the first notice. If the letter is not picked up by the resident and is returned to the board then two members of the board will hand deliver the letter.

2. If the homeowner believes they are not in violation it is the responsibility of the homeowner to contact the board in writing within 7 days of receipt of the notice. At that time the lot owner can request to address the Board at their next regular meeting.
  3. The board will review the homeowner correspondence within 14 days of receipt and determine and approve the action plan which will be communicated to the homeowner in writing.
  4. The goal of this policy is not to create a hardship on the resident but to encourage the homeowner to reach out to the board to reach a resolution.
  5. If you fail to correct the violation within the allotted time frame and have not responded in writing to the board then you will receive a second letter which will include a fine. The initial fine will be \$250.00, and you will receive an invoice and notice of a lien on your lot. Once the fine has been paid and the violation corrected the lien will be released.
  6. In the case the violation continues there will be an additional fine assessed every 30 days, from date of action in item #3 above, until the violation is resolved. The second and subsequent fines will be \$500.00 each and represents the intent of the board to adhere to the HOA regulations in place when you moved into the community and amended in December 2022.
  7. The Lot Owner will receive a letter for each violation of the Declaration pertaining to architecture and maintenance. If for example, a fence needs to be repaired and this is completed, and another area of the fence needs to be repaired at a future date you will start with a letter. The same violation that is not corrected will result in ongoing fines and lien placement until the issue is resolved.
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