

Piedmont Hills Homeowners Association, Inc.
P.O. Box 7268, Fredericksburg, VA 22404
Phone (540) 371-3406 Fax (540) 373-2913

Winter 2014-2015

To All Piedmont Hills Homeowners/Residents

Re: Process for Violation Notices Going Forward

The ACC Committee will continue to inspect the community on a regular basis according to the Covenants in the Community Declaration. Please note the following time frame of the violation process.

First: the violation will be noted in the drive thru. The **first** violation notice will allow for a 30 day correction period.

A recheck will occur at the end of the 30 day period. If the violation has not been corrected, a **second** notice will be generated advising the homeowner/resident that additional action will take place within a 14 day period.

At the end of the 14 day period with no compliance met, a **hearing notice** will occur. This will be a formal process before the Board of Directors usually held at a scheduled Board of Directors meeting. The homeowner will be allotted a period of time to be heard and state their case. The Board will have the right to ask questions and will deliberate after the hearing is completed. The decision will be rendered and a **hearing results** letter will be provided to the homeowner within 7 days of the hearing date. This will occur per Virginia statute 55-513C.

The **hearing results** letter will state the additional time frame for compliance and the assessment violation charge that will be applied to the homeowner account until compliance is met. The charges are \$50 for a single offense and /or \$10 per day for a continuing violation to a maximum of 90 days or \$900. It is the duty of the homeowner to inform management when compliance is met.

Let's continue to protect our most important asset at Piedmont Hills.

Your Board of Directors