

Chaconas Estates Homes Association
RESOLUTION ACTION SHEET

Resolution No: 2020-13

Resolution Type: Chaconas Estates Homes Association Violation Procedure

Pertaining To: Violation Procedure

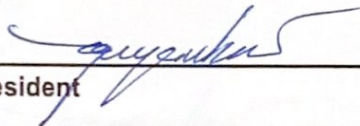
Duly Adopted at a Meeting of the Board of Directors held on 8 December 2020

Motion By: Jennifer Abrams

Seconded By: Barry Nussbaum

	YES	NO	ABSTAIN	ABSENT
Jennifer Abrams President	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Marc Nguyen Vice President	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Barry Nussbaum Treasurer	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

ATTEST:

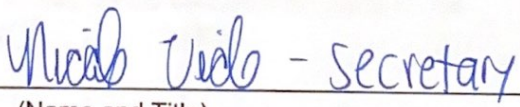


Vice President

Resolution effective: 12/08/2020

CERTIFICATE OF MAILING AND DISTRIBUTION

I HEREBY CERTIFY that the foregoing Resolution No.: 2020-13
(VIOLATION PROCEDURE) of the Chaconas Estates Homes Association was duly mailed,
certified, to the Members of record on the
11 day of December, 2020.



(Name and Title)

Chaconas Estates Homes Association Violation Procedure

1. Verbal conversation with Lot owner and Chaconas Estates Homes Association Board of Directors on HOA Violation that has been identified;
2. Reminder Email after two (2) weeks, reminding homeowner of conversation regarding HOA Violation that has been identified;
 - a. If homeowner replies to the Association with a plan of action and date of completion within a reasonable date of completion, the Association will not send the Official HOA Violation Letter;
 - b. If the homeowner does not fix the violation by the date they provided; the Official HOA Violation Letter will be sent;
3. Official HOA Violation Letter written to Lot owner 30 days from the identified HOA Violation;
4. At 40 days (10 days after the 'Official HOA Violation Letter'), if no progress has been made on the identified HOA Violation, according to the Chaconas Estates Homes Association covenants, Article XI, Section 1, (e). The Board of Directors is authorized to expend any and all monetary sums required to correct violation ten (10) days after notifying an Owner in violation of said covenant, in writing. The Board must have a majority vote in order to carry out such action. After such violation has been corrected, the Board will request payment from the Owner. If such payment is not forthcoming, the Board has the authority to take legal action against the Owner. With the increasing real estate values in Annandale, these actions are only being taken in order to keep our homes' values at their maximum (Added by amendment adopted March 3, 2002)

If you have a complaint or believe there is a violation- please email chaconashoaboard@gmail.com

Approved at 8 December 2020 Board Meeting