

Resolving Bylaw/Rule Violations

Q: What can I do about a Neighbor who is violating the Association's Rules or Bylaws?

A: The first step is: Refer to your Bylaws or Rules and Regulations for the specific rule that is being violated.

Sometimes what is annoying to you is not actually a rule or Bylaw violation at all. If so, the association cannot formally assist you in resolving the issue. Strong cooking odors and moderately loud music during daylight hours are two common examples.

Whether you find the issue is actually a violation of your Bylaws or Rules and Regulations, or simply an annoyance, we suggest the first thing to do is - be neighborly. In a polite way, ask them to cease or modify the activity. After all, they may not have the slightest awareness that their behavior is disturbing you, or in violation of the rules. If they refuse or ignore you, don't push the issue or get into a conflict, call Management.

When you contact Management, they will want to know:

- What rule/policy was violated?
- When?
- By who?

Depending on the circumstances, Management will either call or write to the owner of the home. Management will report to them the violation, the supporting rule, and ask them to see that the problem does not re-occur. (You will not be identified as the complainant)

Q: What if a previously reported Rule or Bylaw violation reoccurs?

A: Call Management to report the repeated violation. Be ready with:

- What rule/policy was violated?
- When?
- By who?

Normally Management will report the issue to the Board who will make a decision as to what action to take. It is very likely that your governing documents support monetary fines. Note: Your Board may require a written account from you before they authorize a monetary fine for the responsible party.