

**Niagara Village Homeowner's Association of Grand Junction Inc**  
**Policy and Procedure**  
**Enforcement of Covenants and Rules**

The following procedures shall apply to a violation of the Declaration of Covenants, Conditions and Restrictions (CC&R's). Bylaws, or the Policies and Procedures of the Niagara Village Homeowner's Association of Grand Junction Inc (the governing documents)

**A. Information Resolution**

Any member or agent of the Association may directly request that a member or resident cease or correct any act or omission which appears to be in violation of the governing documents. It is the preference of the Board that member of the Association attempt informal resolution prior to seeking formal resolution.

**B. Formal Resolution**

The Association adopts the following formal procedures to be followed when enforcing the covenants and rules of the Association.

**1. Reporting Violations**

Complaint regarding alleged violations may be reported by an owner or resident within the community in writing to Heritage Property Management at the address provided below. A complaint must be clearly indicate the specific nature, the date, time and physical address of the alleged violation, along with the name of the person making the complaint, though their name will not be revealed.

**2. First Violations/Courtesy Letter**

A Courtesy Letter will be sent by US Mail by the management company to the owner of the offending property or their designated person/company. If the alleged violator does not come into compliance within ten (10) days of the Courtesy Letter date, it will be considered a Second Violation.

**3. Second Violations/Second Letter of Non-Compliance**

If an alleged violator has not come into compliance after receiving a Courtesy Letter, a second letter shall then be sent to the alleged violator. **If a violation is found to still exist, a fine of \$75.00 will be imposed** pursuant to the schedule of violations adopted by the Board of Directors; then the City of Grand Junction Code Enforcement will be notified. The letter shall further state that the Homeowner or designated person/company is entitled to a hearing of merits of the matter provided that such hearing is requested by the alleged violator in writing within seven (7) days of the date of the second letter of non-compliance. Owner must still correct the violation prior to the hearing.

**4. Third & Follow-on Violations/Letter of Non-Compliance**

If an alleged violator has not come into compliance within ten (10) days of a Second Letter of Non-Compliance and a \$75 fine, a further letter shall be sent to the alleged violator and a fine of \$50 per day shall be added to the original amount until the violation is brought into compliance. Legal action including, but not limited to collections and property lien may be utilized by the HOA Board to bring the account current.

**Niagara Village Homeowner's Association**  
**c/o Heritage Property Management**  
**2650 North Avenue Ste 116**  
**Grand Junction CO 81501**