

Common Compliance Infractions (2020)

There are a number of compliance infractions that regularly occur. Below are the typical infractions that are enforced by the HOA. All of the governing documents, however, have to be consulted. The full language and all the rules are not included here. Any fines for infractions shall be \$25.00/day.

Infraction	Requirements
Animals	You are liable for your pets. All pets must be secured by a leash or lead at any time they are permitted off the owner's premises. NOTE that all pets include cats. You must pick up after your pets. County and City ordinances also require picking up after pets. Among other things, it is a health issue.
Garage Doors	Your garage doors must remain closed at all times except when entering and exiting. NOTE: Garage doors can be left open while performing yard maintenance, etc., where there is a reasonable expectation that you will be entering and exiting fairly often over a brief period of time. Open garage doors can be a serious security/safety problem.
Garbage/Recycle Bins; Yard Trash	Your garbage, household trash or other such waste must be kept only in sanitary, covered containers. Grass clippings must be contained within paper yard waste bags. All closed garbage & household waste containers must always be stored in such a manner that they cannot be seen from the street or adjacent property. All garbage & waste containers as well as loose brush/branches and the like should not be placed curbside until the evening prior to pick up. All empty containers should be retrieved from the street at the close of the day of pick up and properly stored out of public view.
Mailboxes	The covenants require that that all mailboxes & mailbox posts must be of uniform shape, size, height, color, and design as determined by the ARB. Also if a mailbox is damaged or decayed, as an owner you are required to replace the box at your expense within thirty (30) days from the date of notice by the HOA. As our community ages, infrastructure such as mailboxes deteriorate, so please keep tabs on the condition of your mailbox.

Parking	<p>Resident vehicles are not allowed to park on the street OVERNIGHT. The HOA Board has defined “overnight” as comprising the hours from 11:00 pm to 6:00 am. NOTE: Guests may park overnight on the streets. If a guest becomes a long-term guest at the house (more than one week), then the resident overnight parking restrictions apply. Please ensure that you use your driveway for overnight parking. Vehicles are NEVER allowed on grass of any kind. This includes the grass between the road and the sidewalk, vacant lots, and medians. Please make sure you and your guests do not park on the grass. This includes guests who attend clubhouse parties. Parking on the grass will result in infractions.</p> <p>If you or a guest must park in the street for any reason, please make sure you observe a few actions for safety and as a courtesy to your neighbors:</p> <p>A) Do not block anyone's driveway or access into or out of their driveway, which includes parking directly opposite their driveway; our streets are very narrow.</p> <p>B) Please try to avoid parking on or near corners or curves. Parking on or near corners makes it harder for folks turning into and off streets. Parking on curves, particularly in cul-de-sacs, can make it extremely difficult for other vehicles and emergency vehicles to pass your vehicle without potentially causing damage to one or both vehicles.</p> <p>C) If you have multiple guests, please attempt to park as many guests in your driveway as possible. If possible ask them to park on the clubhouse parking lot during the day or down the street in a safe area if your house is on a curve or intersection. Please keep in mind that overnight parking by residents and/or guests on HOA property is prohibited.</p> <p>D) Please also refrain from parking on sidewalks. They are not designed for this purpose; it could cause damage to the sidewalk. It also forces pedestrians into the street, which is not very safe either.</p>
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<p>Trailers, Boats and Trailers, Commercial Vehicles Etc.</p>	<p>The covenants do not allow the parking or storage of any trailer, recreational vehicle, motor home, boat or boat trailer, school bus, commercial vehicle or truck on any street or street right-of-way. Neither can any such vehicle as described above be kept, parked or stored on any Lot. Also none of these vehicle may be kept, stored or allowed to remain overnight on HOA property. A Utility Trailer or a Boat/Trailer may be parked in the driveway for two consecutive nights in any given seven-day span. NOTE that in the event that an owner has out of town guests, that guest's trailer, recreational vehicle, motor home or a boat and boat trailer may be parked in the driveway in front of the rear corners of a residence for a period not to exceed three (3) consecutive days.</p> <p>In addition to state and federal statutory definitions of a commercial vehicle, the Schieveling HOA further defines a commercial vehicle to include as follows: any vehicle that is used to transport passengers for hire; that has uncovered logos, signs or advertising of irregular and distinct appearance that identifies a commercial enterprise. In addition, any vehicle, whether marked or unmarked that has commercial equipment attached, strapped or affixed to its exterior, including, but not limited to, ladders, pipes, storage containers and the like. This restriction is not intended to include vehicles driven primarily as a means of personal transportation such as minivans, sport trucks and other pickups trucks of three-quarter (3/4) ton or less that do not have exposed signage or logo other than discreet identification approved by the Schieveling HOA Board and that do not have exposed equipment or supplies. The prohibition against commercial vehicles does not apply to police cars or other personal transportation vehicles which are owned by or contain the logo of a government emergency service provider.</p>
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Yards And Property	As an owner you have the responsibility to keep your property in good order and repair , which includes the seeding, watering and mowing of all lawns and grounds, edging along sidewalks and curbs, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with safety and good property management. Unsold Developer Lots are exempt and can remain wooded. Additionally, no lawns, grass, weeds or underbrush can be allowed to grow to a height exceeding six (6") inches on any Lot (including easements) at any time.
Glass within the fenced pool area	No glass is allowed in the pool area. This infraction is of a more serious nature and shall result in an immediate fine.
Late Annual Assessments And/Or Other Assessments	Annual assessments are due January 1 st of each year. If not paid within thirty (30) days, a charge of 10% interest/yr. will be applied. Delinquent assessments will result in the suspension of resident privileges.