

Heber Landing Rule Enforcement Policy Change June 11, 2026

Any violation of the Declaration, Rules and Regulations, and/or Bylaws shall be subject to a fine. All owners will be given a written notice of violation describing the violation and stating a time to cure the violation prior to a fine being levied.

Schedule of Fines

1st Violation: \$50

2nd Violation: \$100

3rd Violation: \$200

New Fines

1st Violation: Warning

2nd Violation: \$100

3rd Violation: \$ 200

4th Violation: \$ 300

5th Violation: \$ 400

6th Violation: \$ 500

Subsequent violations may result in additional fines or legal action.

Time to Cure All owners will be given a minimum of **seventy-two (72) hours to cure a violation** before a fine is levied. The Board in its discretion may grant a cure period exceeding seventy-two (72) hours if the Board determines that seventy-two (72) hours is an unreasonable time period to cure the violation in question.

Hearing If a warning notice or fine is levied, the offending Owner shall have the right to request an informal hearing to protest or dispute the notice or fine. A request for hearing must be made in writing within fourteen days from the date the warning is received or fine is levied.

Collection of Fines Fines shall be collected as authorized by the Declaration and law.

How Subsequent Fines Work

When a rule violation occurs, the goal is to correct the issue—not to penalize unnecessarily. Fines increase only if the same problem continues or repeats.

- **First Violation:**
A **written warning** is issued. No fine is charged at this stage.
- **Second Violation (same issue):**
If the issue is not corrected within the **48-hour cure period**, or if the same violation happens again later, a **\$100 fine** may be assessed.
- **Third Violation (same issue):**
If the violation continues or occurs again after the second notice, a **\$200 fine** may be assessed.

Each violation is documented. If the violation is corrected within the cure period, no further action is taken. If violations continue, fines increase to encourage compliance and protect the community.

If the property is rented, **the homeowner is responsible for all fines**, even if the behavior comes from a tenant. Fines that are unpaid will become a lien on the property, and potentially foreclosure.