

### Violation Frequently Asked Questions

In order to help homeowners and renters understand violations and better understand what needs to be done to fix them, please review the questions below! If you have additional questions, please do not hesitate to call our office at your convenience.

- 1. What do I have to do to ‘cure’ the violation?** The sentences in bold on the violation letter states specifically what was noticed. However, there is also a quote from the Green Book (the rules & regulations for the community) included in your letter. ALL of these criteria must be met in order for the violation to be cured.

What does this mean? Simply put, if the violation was for having a tire stored on the side of your house, you must remove tire as well as anything else that is stored on the side or in front of your house. These violations encompass your entire property/yard; you have to ensure the entire yard/house is in compliance in order to consider it fixed.

- 2. What will happen if I don’t cure the violation?** Your house will be inspected again after the 15-days to respond as highlighted in your letter. If the violation is not cured, you will be sent to a hearing with the Hearing committee, made up of homeowners in the community. On the week of the hearing, the Inspector will go out to take a final picture of the house. If the violation is not cured by the week of the hearing, the Hearing Committee will recommend a fine to the Board of Directors. The fine schedule is listed on our website, [www.gvrhoa.com](http://www.gvrhoa.com). The Board of Directors then validates fine recommendations at their next Board meeting.
- 3. What will happen if I cure the violation?** The violation will be closed. However, if you get the same violation within a 6-month time period, you will be sent to hearing immediately. Remember, this includes what was in your original violation as well as any other violations from that specific section of the Green Book.

It is important not only to fix the violation, but to keep it fixed! If you have a trash can violation and put the trash can in the garage the week you received the letter, it must continually go into the garage. If it is left out again, you will still be sent to hearing as your covenant violation will not be cured!

- 4. What if I need an extension?** If you need an extension to complete the work, you must contact the HOA staff within 15 days from the date of the letter. The HOA staff can grant extensions of up to 30 days. A longer extension must be approved by the Board of Directors, and must be applied for in writing. The violation must be cured by the end of the extension, or you will be sent to hearing.
- 5. Why did I get a violation for trying to fix something on my house?** GVR is a covenant community; meaning that there are rules that must be followed. In order to help the community maintain the property values, the Association’s job is to make sure that any changes in the community fit in with the neighborhood. Therefore, any time you make a change to the exterior of your house (painting, landscaping, sidewalks, etc), the Architectural Review Committee (ARC) as to approve this. The ARC is made up of homeowners in the community who are working to make the area look as nice as possible!

**Definitions:**

- **Trailer:** This includes anything that can be hooked to the back of another vehicle and cannot move under its own power.
- **Commercial Vehicle:** A commercial vehicle is defined in the Green Book as a vehicle “whose license plate includes the word "commercial" and/or has other indications of its commercial use such as a sign or equipment”. Vehicles under one ton are permitted as long as they are parked in the driveway, garage or street so it does not obstruct the sidewalk.
- **Car Covers:** This includes anything that is used to cover a vehicle, regardless of how long the cover will be there. ARC approval is required, and proof of current registration must be provided to the Association.
- **Driveways:** Any concrete that is poured directly adjacent to a driveway is considered a driveway extension, whether that is the intention of the homeowners or not. Extensions must be approved prior to the work starting.
- **Fencing:** ARC approval IS required, even if you are using one of the recommended fences in the Green Book. This is to ensure the fence is put up in the correct place.
- **Inoperable Vehicles:** This includes any vehicle that is not mechanically operational (doesn't run, flat tire, etc) or is illegal to drive on the streets (expired plates). These vehicles must either be fixed or stored out of view. Simply turning the vehicle around will not prevent another violation for expired plates; if the plates cannot be seen from the street then the violation is not considered cured until updated registration is provided.
- **Motor Vehicles:** Vehicles can only be parked on the driveway; this is considered a violation if the entire car is parked off of the driveway, or even if one or two tires are parked off.
- **Seasonal Decorations:** For most holidays, decorations must be removed two weeks after the holiday. For the end of the year holidays (December), decorations must be removed by February 1. Please plan ahead; since there is a month to remove them, bad weather the last week of January will not prevent a violation from being sent.

**For more information, please go to the Association website at [www.gvrhoa.com](http://www.gvrhoa.com).**