



the tanoan community east association, inc.

**VIOLATION OF GOVERNING DOCUMENTS, DESIGN GUIDELINES,
AND/OR RULES AND REGULATIONS**

In the event of notice in writing from a member, or discovery of an alleged violation by the Board of Directors, Community Patrol, or Management Company, the following shall apply:

1. Determination of Violation:

A determination of whether a violation exists or not shall be made by the Manager, the Management Company, and/or Board member.

2. Seeking Cure: First Notice

If the alleged violation is determined to be an actual violation of Governing Documents and/or Rules and Regulations of The Tanoan Community East Association Inc., the Management Company will notify the owner in writing of the violation and ask that the violation be cured within fourteen (14) days.

3. Non-Compliance: Second and Third Notice

If the violation continues beyond the time allowed as stated in the 1st notice of violation, or if the violation is repeated within the calendar year, the Board may impose reasonable monetary fines (see Schedule of Fines). Such fines will constitute a lien upon the violator's property. Once the balance reaches \$1,000, the Association may collect the monetary fine ("Special Charge") in any manner allowable by law and/or seek injunctive relief. In addition, the Board may levy specific assessments to cover the cost the Association incurs in bringing the unit into compliance with the community-wide standard or other requirements under the Governing Documents.

4. Repeated Violations:

Any owner who commits more than three violations of any one provision of the Governing Documents, Rules and Regulations, or the Design Guidelines of the Association may be subject to additional charges at the discretion of the Board of Directors, regardless of whether the violation has been cured after either the 1st or 2nd notice.

5. Pet Violations:

All pet violations (barking dogs, pets off leash, owners not cleaning up pet waste, etc.) should be reported to the City of Albuquerque Animal Welfare Division at 768-1975. All provisions of the Albuquerque Animal Control Ordinance, as amended, will apply in the Tanoan Community East Association.

6. Appeal

Every resident has the right to appeal a citation or penalty assessment before the Board of Directors when he/she is cited for a violation of any governing document of the Association (including but not limited to the *Master Restrictions*, Subdivision Rules, or Planning Committee Rules). However, all requests for an appeal must be made to the Association Manager within ten (10) calendar days of the date of the formal notice of citation or penalty assessment. Requests for an appeal before the Board of Directors may be made in person or by letter. However, all such requests must be received within this ten (10) calendar day limit. After ten (10) calendar days have lapsed, the right of appeal is automatically withdrawn.

TANOAN COMMUNITY EAST ASSOCIATION INC.
SCHEDULE OF FINES

The following Schedule of Fines lists some of the more common violations, but residents should be aware that all violations of governing documents, rules and regulations, and design guidelines of the association are subject to fines. **Upon notification of a violation, the homeowner is given 14 days to cure the violation, after which the following fines apply:**

COVENANT VIOLATION	NOTES	1st OFFENSE	2nd OFFENSE	3rd OFFENSE	THEREAFTER	GOVERNING DOCUMENT REFERENCE
Speeding (over 20 MPH)	Within calendar year	\$50.00	\$100.00 within 12 months	\$200.00 within 12 months	Board Discretion	Subdivision Rules: Sec. VII (K)
Failure to Stop at Stop Sign	Within calendar year	\$50.00	\$100.00 within 12 months	\$200.00 within 12 months	Board Discretion	Subdivision Rules: Sec. VII (E)
Underage Golf Cart Operation	Must be licensed driver Occupancy limited to seating capacity	\$50.00	\$100.00 within 12 months	\$200.00 within 12 months	Board Discretion	Subdivision Rules: Sec. VII (N), (O)
Failure to Maintain Landscape and Exterior of Property	Specific details contained in the Master Restrictions and Planning Committee Rules	Warning	\$50.00	\$50.00 Plus charge for maintenance	Board Discretion	Master Restrictions (CC&RS): Sec 7.06(e)
Trash receptacle placed in an area unscreened from public view more than twenty-four (24) hours prior to scheduled collection time, or after 12:00 p.m. the day following pick-up	Currently trash pickup is Monday. Trash receptacle must not be out before Sunday morning or after 12:00 noon on Tuesday. Must be stored so it is enclosed and screened from public view and protected from disturbance.	\$10.00	\$15.00 within 6 months	\$25.00 within 6 months	Over 3 in 6 month period increases by \$25.00 over previous fine	Subdivision Rules: Sec. XII
Campers, RVs, Boats, Trailers, etc. Parked Onsite Without Permit	Requires a permit to allow recreational vehicle to be parked onsite for two overnight (24 hr) periods (not consecutive) – one 24 hr period for loading, and one 24 hr period for unloading.	\$25.00	\$50.00 within 6 months	\$100.00 within 6 months	Board Discretion	Subdivision Rules: Sec. VIII (D), (F)
Parking a vehicle on the street overnight Parking on or Blocking a Sidewalk or Driveway	Parking on the street between 2:00 a.m. and 6:00 a.m. requires a permit, which may be obtained from Community Patrol at the Country Club gate. Residents may obtain only two (2) overnight permits within a 30-day period. Contact management for special needs.	\$25.00	\$50.00 within 6 months	\$100.00 within 6 months	Board Discretion	Subdivision Rules: Sec. VIII (A), (C)
Violation of Planning Committee Rule or Decision	Specific details contained in the Master Restrictions and Planning Committee Rules	Minimum of \$100.00	Board Discretion	Board Discretion	Board Discretion	Master Restrictions and Planning Committee Rules

Adopted by the Tanoan Community East Association Board of Directors as part of the Subdivision Rules - March 17, 2014