



Covenant and Design Review Guidelines Violations Enforcement Policy

The Covenants and Design Review Committee (DRC) guidelines exist to assure property owners that the Asheton Park at Northlakes neighborhood is constructed and maintained with quality homes, buildings, and yards: that are architecturally and aesthetically pleasing and harmonious with surrounding structures and topography; and that have landscaping and other site improvements consistent with the aesthetic quality of Northlakes as a whole. A copy of the covenants and guidelines can be found at www.ashetonparkhoa.com. Any exterior change to your home or yard **REQUIRES** a Design Review Committee approval. Procedures can be found on the website under the Design Review Tab.

The Asheton Park Property Owners association's authority to enforce the covenants and guidelines is described in the *Articles of Enforcement* section beginning with paragraph 11.

The Property Owners Association is willing to work with owners who have been notified of violations to resolve the problem. However, to work together, property owners must be willing to open a civil dialogue and communicate any extenuating circumstances related to the reported violation. Email or call the HOA manager at ashetonpark@gmail.com or 334-663-3358. All residents will be afforded an opportunity to address the HOA board of directors regarding any covenant violation notice, but it is the owners responsibility to request a meeting with the board.

All costs (legal and administrative) associated with the administration and enforcement of fines will be added to the fine totals and billed to the owner. Failure to pay fines will result in a lien being placed on the owner's property and/or possible legal action. Payment of fines does not absolve or negate the requirement to comply with the corrective action required by the HOA or to comply with the covenants and guidelines for the assessed violation or any other violations in the future. The following will be established as example fines for the most common violations; however, the association reserves the right to alter any fine on a case-by-case basis and with board approval.

1. Recreational Vehicles/Equipment Stored or Parked: \$100 per day until removed.
2. Not submitting a DRC Project Review Request Before Changes: \$1000
3. Unapproved Exterior Remodeling: \$5,000-\$10,000.
4. Unapproved Landscaping: \$ 1,000-\$5,000.
5. Unapproved Fencing: \$5,000
6. Unapproved Structures: \$10,000

We are serious about protecting your property values. The key to avoiding fines is to know the covenants and guidelines and communicate with the HOA. If you are unsure whether something is allowed, ask. Our website at www.ashetonparkhoa.com has contact information, procedures, and policies to help all property owners avoid potential fines. Our 3-Step notification process is detailed below. All Notices will be mailed an emailed. If you have questions, please email the association manager at ashetonpark@gmail.com or the president at aphoa.president@yahoo.com.



**Covenant Violation
FIRST NOTICE**

Asheton Park HOA Board
P.O. Box 1426
Auburn, AL 36831-1426

[Date]

[Resident's Name]
[Street Address]
[City, State, Zip Code]

Dear [Name of Resident]:

All property owners in Asheton Park agreed to abide by the covenants when they purchased a home governed by the Asheton Park Homeowners Association. Asheton Park Covenants protect everyone's property values as well as the aesthetics of our neighborhood. As a homeowner in Asheton Park, it is your responsibility to know and comply with all covenants. It is the HOA's responsibility to monitor, notify, and enforce these covenants. A copy of the covenants can be found at www.ashetonparkhoa.com.

We have had several complaints about _____. After careful review, the HOA has determined that the _____ does violate paragraph _____ of the Asheton Park Covenants.

Cut and paste covenant paragraph here

Action Required: Please _____ by [Date - 15 days from this letter].

Please notify the HOA Manager at ashetonpark@gmail.com after you have completed the requested action, or if you have extenuating circumstances that the Board needs to be made aware of. The HOA is willing to work with all homeowners to resolve this issue in a timely manner as long as communication can be established. It is your right to appeal the HOA board of directors decision regarding a covenant violation notice. In order to appeal, you must request a meeting with the board by contacting the HOA manager. The meeting may be scheduled either in-person or by Zoom, at the boards discretion.

If you have already completed the required action, please disregard this letter, and thank you for your help.

Thank you,
Asheton Park HOA Board



Asheton Park HOA Board
P.O. Box 1426
Auburn, AL 36831-1426

[Date]

[Resident's Name]
[Street Address]
[City, State, Zip Code]

Dear [Name of Resident]:

A covenant violation notification was sent to you on [Date] at this email address _____.

We have not received any communication from you acknowledging the notification, nor have we observed the required corrective action. Asheton Park Covenants protect everyone's property values as well as the aesthetics of our neighborhood. A copy of the covenants can be found at www.ashetonparkhoa.com.

We have had several complaints about _____. After careful review, the HOA has determined that the _____ does violate paragraph _____ of the Asheton Park Covenants.

Cut and paste covenant paragraph here

Action Required: Please _____ by [Date - 15 days from this letter].

Please notify the HOA Manager at ashetonpark@gmail.com after you have completed the required action or if you have extenuating circumstances that the board needs to be made aware of. The HOA is willing to work with all homeowners to resolve this issue in a timely manner; communicating is the key. It is your right to appeal the HOA board of directors decision regarding a covenant violation notice. In order to appeal, you must request a meeting with the board by contacting the HOA manager. The meeting may be scheduled either in-person or by Zoom, at the boards discretion.

If you have already completed the required action, please disregard this letter, and thank you for your help.

Thank you,
Asheton Park HOA Board



**Covenant Violation
FINAL NOTICE**

Asheton Park HOA Board
P.O. Box 1426
Auburn, AL 36831-1426

[Date]

[Resident's Name]
[Street Address]
[City, State, Zip Code]

SUBJECT: Cease and Desist Notification

We have sent two previous notices notifying you of a covenant violation on [DATE] & [DATE]. There has been no communication with the HOA on this issue. Therefore, the HOA has no choice but to proceed with Step 3 of the Covenant Violation Policy established by the Asheton Park Board of Directors.

After careful review, the HOA has determined that you are in violation of paragraph _____ of the Asheton Park Covenants. A copy of the covenants can be found at www.ashetonparkhoa.com.

Action Required: Please _____ by [Date-15 days from this letter].

Failure to Comply: *In accordance with Article XI: Enforcement Clause of the Asheton Park Covenants,* you will be assessed a fine of \$_____ beginning on [Date-15 days from this letter] and continuing until the required action is complete.

Payment: *In accordance with paragraphs 11.01-12.01 of the Asheton Park Covenants,* all subsequent legal and administrative costs associated with the enforcement of this violation will be added to the fine totals and billed to the homeowner.

Failure to Pay: *In accordance with paragraph 11.01(i),* failure to pay assessed fines will result in a lien being placed on your property. Additionally, pool privileges will be revoked until payment of all fines and the required action is complete.

Please notify the HOA manager at ashetonpark@gmail.com after you have completed the required action, or if you have extenuating circumstances that the Board needs to be made aware of. It is your right to appeal the HOA board of directors decision regarding a covenant violation notice. In order to appeal, you must request a meeting with the board by contacting the HOA manager. The meeting may be scheduled either in-person or by Zoom, at the boards discretion.

Thank you,
Asheton Park HOA Board