

NORTH CAMPUS VILLAGE HOMEOWNERS' ASSOCIATION

COMPLIANCE POLICY

Effective February 5, 2025

Table of Contents: 1

Introduction: 2

Communication: Timely response 3

Vehicles: Speed limit, Improper parking..... 3

NCV Annual Dues: Late payments..... 3

Modifications to Residence: Approval requirements 4

Property Upkeep: Requirements and Compliance points..... 4-5

Common Areas: Damage, Unauthorized activity..... 5

Utility Meters & Solar Installation: Smart meters, Solar panels..... 6

Peace & Harmony: Noise disturbance, Mediation/Arbitration..... 6

Landlord's Responsibilities: Requirements..... 6

Pets: Requirements and Compliance points..... 7

February 5, 2025

Dear NCV Homeowners,

One of the primary roles of our NCV HOA Board of Directors is to ensure, as NCV Covenant 6.8 references, "The peace, harmony, and enjoyment of our HOA community." To do so, the Board is charged with ensuring, to the best of its ability, that our Covenants, Bylaws, Board Resolutions are followed.

Now that the size of our community has grown to 181 properties with about 300 residents, the Board relies more than ever on our community members' support and cooperation to help in that mission. To facilitate this objective, the Board has drafted a **Compliance Policy** to help homeowners understand their community responsibilities and obligations. The Policy includes an itemized list of violation scenarios along with procedures to ensure compliance and/or resolution. Pursuant to NCV Bylaw Section 9 paragraph(g) a list of reasonable monetary fines is also included.

When a violation is brought to the Board's attention, the homeowner in question will be sent a written notification detailing the complaint. We rely on the members of our community to respond in a timely and cooperative manner so the issue can be expediently resolved. When members ignore or refuse to respond after repeated requests, the volunteer members of the Board, as well as the paid General Managers, are left to expend unnecessary time and energy, ultimately at the expense of the entire community.

Our goal is to keep an open line of communication between members of the community to eliminate any misunderstandings and problems. Fines will be used only as a last resort, after notices are given and the member fails to cooperate or comply.

IMPORTANT: Be advised that all homeowners will be required to comply with the NCV Compliance Policy which delineates violations, notifications, and fees for non-compliance. We strongly encourage that you review and familiarize yourself with its contents.

Sincerely,

NCVHOA Board of Directors

NORTH CAMPUS VILLAGE HOMEOWNER'S ASSOCIATION

COMPLIANCE POLICY

COMMUNICATION

Communication is essential to preserve a safe and harmonious community. By responding to NCV Board notifications in a timely manner, Homeowners contribute to a more coherent and united neighborhood environment and avoid unnecessary fines. Neglecting to respond to repeated requests can create additional strain on our Board members and General Managers, potentially impacting the overall well-being and resources of the Village

- **If a Homeowner fails to respond to an NCV Board notification** (typically sent via email): After receiving two notifications, a \$25 fine will be imposed for each additional notification until a response is received. In most cases, notifications and fines will occur on a weekly basis, unless the violation is urgent requiring a more immediate response.) After four notifications, the fine will increase to \$50 per notification.

Please note that fines for not responding to NCV notifications are separate from, and in addition to any fines resulting from the initial violation that led to the notification.

VEHICLES

- **If driving faster than 15 mph on NCV roads:** First offense, a warning notice will be sent, \$50 will be fined per all subsequent offenses.
- **If vehicles are improperly parked** (wrong side of the street, etc.): First offense a warning notice will be sent, \$25 will be fined per all subsequent offenses

NCV HOA ANNUAL DUES

- **If NCV HOA Annual Dues are not paid by the due date**, a notice will be sent to the homeowner requesting payment, along with a \$30 late fee. If dues remain unpaid after 15 days, an additional \$30 charge will be incurred, with an additional \$30 for each subsequent 30-day period that the payment is not received. In addition to all previous accumulated fines, the Board has the option to file a lien on the property after 75 days and turn the debt over to a collection service. Owner is responsible for all associated collection fees including legal, filing fees plus additional penalty of \$150 for administrative costs. (NCV Board Resolution [HOA Dues and Late Payment Penalties](#) dated 8.23.21)

MODIFICATIONS TO RESIDENCE

Per NCV Covenant 4: *The Design Review Committee (DRC), has been established to oversee, review, and approve all architectural designs, plans, and specifications for construction of improvements or changes to improvements on any Lot or Common Area.*

- **If *outside* modifications to residence occur without DRC approval** and/or failure to submit a Design Review Committee Application prior to any construction or modification *outside* of Homeowners' residence such as porches, windows, walkways, Vastu fence, installation of Solar Panels, including outside painting, color or design of home trim, roof, etc.
- **If *inside* modifications to residence occur without DRC approval:** and/or failure to submit a Design Review Committee Application prior to any construction or modifications *inside* Homeowners residence to create or change room size, location, windows, closets, etc. and changes to the location of large appliances (stoves, dishwashers, refrigerators, etc.) to ensure these changes are in compliance Maharishi Vastu Architecture guidelines.
- **A notification of violation or complaint will be sent to homeowner** with DRC Application. If no response is received within 7 days, a second notice will follow. If no response is received within 7 days of 2nd notice, Homeowner will be subject to a \$25 fine per week. If modifications are made without DRC approval and said modifications are not to DRC approval standards Homeowner will be required to make all necessary modifications in order to meet approval requirements. Homeowner will be given 30 days to make requested modifications, thereafter a \$50 fine per week will be assigned *unless extenuating circumstances can be justified and DRC approves*. After 60 days fine increases to \$100 per week.

Understanding community standards is essential for identifying which modifications require DRC approval as stated in the NCV Covenants. To ensure compliance, please refer to the comprehensive guide [Design Review Committee Application and Information](#).

PROPERTY UPKEEP

- **Unightly, cluttered or overgrown yard, lawn or garden:** Warning notice will be sent to rectify, within 7 days, \$25 fine per week following 7day notice.
- **Placement of unapproved items in common area outside Vastu fence:** (i.e. stakes, stones, barrier, plantings etc.) First notice will be sent to comply within 7 days, \$25 fine per week following 7day notice if non-compliant.

(Property Upkeep continued):

- **Unightly porch appearance, including but not limited to laundry or debris:** Warning notice will be sent to rectify within 48 hours, \$25 fine per week thereafter.
- **Trash/recycling cans not returned to DRC approved enclosure or inside garage within 24 hours after trash pickup:** Warning notice will be sent to comply; \$25 fine will be charged per each subsequent offense.
- **NCV Phases 1 to 4 general upkeep of common areas from Homeowners Vastu fence to street is the responsibility of the Homeowner:** Neglecting lawn maintenance, including failure to mow and general upkeep. Notice will be sent to correct within 7 days, then \$25 per week fine following 7 days deadline. NCV reserves the right to engage a third-party service to address unresolved violations, with the homeowner being responsible for all associated expenses and applicable fines if the issue remains uncorrected 21 days after initial notification.
- **Upkeep of Vastu fence, yard structures or external sections of the house:** (including, to but not limited to rotted wood, broken or in obvious need of painting): Notice will be sent to correct within 30 days. Fines of \$25 per week following 30-day deadline to comply. If Homeowner fails to comply after 90 days of notice NCV has the option to contract a third-party service and invoice Homeowner for all expenses, administrative costs, plus fines.

COMMON AREAS

If damage to common areas, including roads or sidewalk, is caused by a Homeowner, Tenant or Guest, or their contractor (i.e., overweight moving vans, damage to street signs, landscaping, etc.):

- **Notification of violation will be sent to Homeowner to correct within 30 days.** If not remedied to DRC guidelines within 30 days, Homeowner will be charged for all repair costs. Those costs need to be paid to the Association directly by the Homeowner within 30 days of the occurrence. Failure to pay repair cost within 30 days, will result in a \$50 fine for delay of payment and \$50 fine for each month thereafter. After 90 days the claim will be turned over to a collection service and/or a lien will be placed on the property. All additional associated costs for that process will be charged to the Homeowner.
- **Smoking, alcohol, or unauthorized substance etc. in Common Areas:** A notice to refrain from activity will be sent. Any subsequent offense will be \$25 each occurrence.

UTILITY METERS AND SOLAR INSTALLATION

- **If smart meters are installed on non-solar homes:** [Smart meters are prohibited](#) on all homes without solar. First notice sent will be sent to Homeowner to remove smart meters within 30 days. A fine of \$50 per week will be charged until compliance is met.
- **New installation of solar panels requires Design Review Committee approval:** (*including written permission of neighbor on whose wall smart meter will be located*). If permission is not granted by the neighbor, smart meter will be required to be located the wall of the prospective solar panel Homeowner, at their expense, within 30 days of notice. A fine of \$50 per week will be charged until compliance is met.

PEACE & HARMONY

- **Noise that disturbs the peace (between 10 pm-10am):** A notification will be sent for compliance, a \$30 fine will be charged for 2nd verified offense, and \$50 for each additional offense.
- **Refusal to abide by [Mediation/Arbitration Board Resolution](#) (10.23.21):** After all efforts to resolve any dispute between parties have been exhausted, members must agree within 15 days of notification by the Board to seek Mediation. Failure to comply to request for Mediation within 15 days of notice will be subject to a \$50 fine, with a \$50 fine for each additional 15 days of non-compliance as well as additional enforcement stipulations listed in resolution.

LANDLORD RESPONSIBILITIES

If Landlord fails to ensure prospective Tenant's [MIU Verification](#) submission prior to occupancy: Notice sent will be sent to Landlord to comply. If application is not submitted to MIU within 3 days of notice, a \$30 penalty will apply. A \$30 penalty per week will apply thereafter. If no application is filed or applicant is not approved after 30 days of notice, tenant must vacate premises immediately.

- **If Landlord fails to submit [Tenant Contact Form](#):** First notification will be sent to Landlord to comply within 7 days. Thereafter \$25 fine will be charged per week until compliance is met.
- **If Landlord rents to Tenant for less than 30 days:** A warning notice to comply will be sent to Landlord for 1st offense, 2nd offense incurs a \$50 fine, 3rd offense is a \$250 fine and Landlord will forfeit right to rent property. NOTE: Exceptions may apply during certain MIU assemblies. Please reach out to the NCV Board for clarification if needed.
- **Landlord will be held responsible** for all Tenant violations.

PETS

Understanding community NCV community pet guidelines is important to ensure compliance. For comprehensive [NCV Pet Policy](#) guidelines please click on the link. Below are the fines for non-compliance.

- **Per NCV HOA Pet Policy, dogs over 21 lbs, unless approved by the Board, are not permitted.** First notice will be sent for animal to be removed within 10 days and then \$50 per week until removal. Legal action will be taken after 30 days from first notice. Pet owner is responsible for all legal fees.
- **Prohibited Dog Breeds:** First notice: [Non-compliant breeds](#) must be removed within 2 days or \$50 fine per week will be charged with legal action being taken after 15 days of first notice. Offender is responsible for all legal fees.
- **Excessive barking (or noise), dog outdoors without guardian or leash, dog walked on private property without homeowner's permission:** First notice sent to correct, \$25 for each subsequent offense, after 4th offense fine increases to \$100 per occurrence.
- **Failure to pick up pet waste:** First notice is sent to comply; a \$25 fine is charged for each subsequent offense.
- **More than 2 pets:** First Notice: animal(s) over 2 pets must be removed within 10 days. Thereafter a \$25 per week fine until additional pets are rehomed.
- **Failure to register pet with HOA Board by submitting a Pet Application** with picture of pet and picture of ID Tag (for present NCV pet owners—no later than March 1, 2025). For new incoming residents, by move-in date). \$25 per week fine after 7-day grace period expires. (NCV Pet Policy, 2.1.25)
- **Failure to attach ID tag with pet owner name, phone, and street address:** Notice to correct will be sent. For 2nd and each subsequent offense fine will be \$25, after fourth offense fine will increase to \$100 per offense. If owner is not able to be located and pet is untagged, animals will be considered a stray and will be subject to alternate options. (NCV Pet Policy, 2.1.25)
- **Failure to keep cat indoors from dusk to dawn:** First notice will be sent to comply, \$25 fine for 2nd and each subsequent offense, after 4th offense fine will increase to \$100 per offense (or request to rehome animal). (NCV Pet Policy, 2.1.25)
- **Damage caused by pet is responsibility of pet owner:** Pet owner will be held liable for damage caused by pet. Pet owner is responsible for paying for and rectifying damage caused by pet within 7 days of occurrence. After 7 days notice \$25 fine per week until rectified.