

Covenants Violation Identification and Enforcement Process

To maintain neighborhood standards and overall curb appeal, the Blairstone Forest Homeowners Association enforces its covenants through a uniform and consistent fines process.

Reporting a Violation

Any individual may identify a possible covenants violation. To report a violation, a time-stamped and date-stamped photograph should be submitted to the Architectural Control Committee (ACC) at the ACC email address – ACC@blairstoneforesthoa.com .

Violation Review by ACC

Upon receipt, the ACC will review the submission. If the ACC agrees that a violation has occurred, they will instruct the BFCA management company (Executive Management Services, Inc. – EMS) to send a Notice of Covenants Violation to the homeowner. This notice will outline the problem and potential solutions.

Homeowner Response Period

The homeowner will have 14 days to address and resolve the issue. If no action is taken within this period, the ACC may recommend to the Board that a fine be issued.

Board Action and Fines

The Board is the only entity authorized to assign fines. At a public meeting, if the Board concurs that a violation exists, a fine of \$100 may be imposed. The homeowner will be notified of the fine and informed about the appeals process.

Appeals Process

A Fine Review Committee will meet to consider the Board's decision. The homeowner may attend the meeting in person or call in to present their case. After review, the committee will decide whether to uphold or rescind the fine. If rescinded, the matter is closed.

Payment and Ongoing Fines

If the Fine Review Committee upholds the fine, the homeowner will be notified and give 10 days to pay. Additionally, the homeowner must correct the violation. If the issue remains unresolved 14 days after notification, the fine will resume at a rate of \$100 per day, up to a maximum of \$1,000 per violation. Failure to pay the fine and correct the violation may result in legal action, including a property lien.