



CC&R Guidelines

CC&R Remedy Process

1. First letter is sent to residence & owner on record requesting compliance. Wait ten (10) days.
 - a. Do comply.
 - i. Request they call or email HOA with confirmation of compliance, *or the steps they are taking and a time frame for completion.*
 - b. Do not comply.
 - i. Proceed to next step.
2. Second certified/return receipt letter is sent to residence, property management (if applicable) & owner on record requesting compliance *and stating intent to take further action, including "application of special assessment(s) and/or further legal action" at next scheduled Board meeting if homeowner does not comply*¹.
 - a. Do comply.
 - i. Request they write or email HOA with confirmation of compliance, *or the steps they are taking and a time frame for completion.*
 - b. Do not comply.
 - i. Proceed to next step.
3. Take appropriate action.
 - a. Call appropriate city, state or county agency.
 - i. Sheriff's Department.
 - ii. Fire Department.
 - iii. Noxious Weed Abatement, etc.
 - b. *Upon majority vote at next Board Meeting*¹, *at least 30 days after letter in step 2*, send certified/return receipt letter of notice of a \$50 special assessment.
 - i. When balance of any and all obligations on a property reaches \$210, file a lien.
 - ii. When balance reaches \$1,750, file a small claims action.
 - c. Schedule hearing.
 - i. Minimum of two bids.
 - ii. Certified letter with intent to enter property and bill for work performed.
 - iii. Bill for work, payment due in 30 days.
 - iv. If unpaid, file lien.
 - v. If lien is in excess of \$1750, and left unpaid for 60 days, file a small claims action.

¹ For compliance with Idaho law (I.C. § 55-115) effective July 1, 2014.