

What Happens If I Break a Rule? Country Club Shadows Enforcement Procedures

Living in a community means adhering to rules and regulations that ensure a harmonious environment for everyone. At Country Club Shadows, we have a clear process outlined in Article XIV for addressing rule infractions. Here's what you can expect if a rule is broken:

1. Initial Contact

- If a Board member, a member of the Rules Compliance Committee, or a Board agent observes a potential violation, they may address it with you directly.
- They may provide a verbal explanation of the issue and allow you 3 to 5 days to correct it.

2. Courtesy Notice

- If the issue isn't resolved, the first formal notification is a Courtesy Notice.
- This letter will detail:
 - The specific rule that has been violated.
 - The necessary steps to correct the violation.
 - A resolution form that you'll need to complete and return to the Management Company within 14 days of the notice date.

3. Hearing Notice

- If the violation remains unresolved after the Courtesy Notice period, you'll receive a Hearing Notice.
- This notice will include:
 - The specific rule violated.
 - The potential fine amount.
 - The date, time, and location of the hearing with the Board of Directors.

4. Hearing

- Hearings are conducted in accordance with Nevada Revised Statutes (NRS 116).
- They take place during the Executive Session of the Board of Directors meeting.
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5. Sanctions

- If, after the hearing, the Board determines that a violation has occurred, they can impose one or more of the following:
 - Fines (consistent with NRS 116 and community rules).
 - Suspension of your right to use common areas.
 - Suspension of your right to vote on Association matters.
 - A declaration that you are "not in good standing."

- Legal action seeking declaratory and injunctive relief.
- Special assessments to cover the Association's costs (including attorney's fees) to correct the violation.
- Any other legal or financial remedies available to the Association.

6. Hearing Determination

- You will receive written notification of the Board's decision within two weeks of the hearing date.
- This notification will include any penalties imposed.

7. Fines

- Any fines assessed will be in accordance with Nevada Revised Statutes (NRS 116).

By understanding this process, residents can be aware of how rule enforcement works within our community.