

LVCA

Resolution pertaining to certain compliance deadlines for homes in violation of ACC guidelines

Whereas, Lafayette Village Community was constructed between 22 and 25 years ago;
and

Whereas, certain external features of Lafayette Village homes, such as aluminum siding, windows, porches/steps/sidewalks, fences and roofs are at or have exceeded their normal life expectancy and may need to be replaced in the near future; and

Whereas, it can be expected that the ACC external inspections will soon begin to cite such external features as violations of ACC guidelines;

Now therefore be it resolved by the Board of Directors of the Lafayette Village Community Association, that

1. When a violation or aggregate list of violations of the ACC guidelines reasonably can be anticipated to cost more than \$5000 to correct; and
2. When the ACC determines that the violation(s) will not cause further deterioration of the home or neighboring homes if not corrected immediately

Then the owner(s) of the home cited for violation(s) meeting the criteria defined above may be granted a period of no more than 12 months from the date of the notice of the violation(s) to correct the violation(s) without incurring fines or additional violation notices for the same violation(s); and

Be it further resolved that before being granted the extended deadline provided above, the owner(s) file a written correction plan with the ACC, providing a timeline for action to be completed; and

Be it further resolved that any extended deadline provided under this resolution shall lapse upon any transfer of ownership of the cited property; and

Be it further resolved that any additional ACC violations noted during the 12 month period must be corrected within the time period noted in the violation.

Adopted by the Board of Directors

March 13, 2006

Date



President