

COURTYARDS @ WESCOTT

CCR Codes Report

Action Level	Min. # of Days	Fee	Violation Action	Notice Template
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APP

Description: ACA Approval

1	0	\$ 0.00		06:ARB Approval
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Article:

Per the CC&R's, Article V, "In order to maintain the aesthetic appearance of the Development, no construction of improvements of any nature whatsoever shall be commenced or maintained by any owner without prior approval by the ACA Committee.

ARC

Description: ACA Revisions, Modifications or Changes

1	0	\$ 0.00	Warning	02:FIRST WARNING
2	10	\$ 25.00	2nd Warning w/ Fine	03:25 FINE
3	10	\$ 50.00	3rd Warning w/ Fine	04:50 FINE
4	10	\$ 100.00	4th Warning w/Fine	05:100 FINE

Article:

Article V, Section 1of your governing documents stating that any exterior alteration or addition must be pre-approved by the Architectural Control Authority.

ART

Description: Yard Art

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 13 regarding yard art.

AWN

Description: Temporary Awnings and Umbrellas

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 6, regarding awnings and umbrellas.

BUS

Description: Home Based Business

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Rules and Regulations of the Courtyards at Westcott regarding the use of the property. All lots shall be used for single-family residential purposes only, and no commercial enterprise, business or business activity shall be carried on or upon any Lot at any time.

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COM

Description: Vehicles with Logos/Advertising

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 8, regarding vehicles with logos, decals, etc.

CRU

Description: Commercial, Recreational, Utility Vehicles

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 9, regarding commercial, recreational vehicles and trailers.

CUR

Description: Trash - Curbside Items

1	0	\$ 0.00	WARNING	02:1ST WARNING*
2	1	\$ 25.00	2ND \$25.00	03:2ND \$25 FINE*
3	1	\$ 50.00	3RD \$50.00	04:3RD \$50 FINE*
4	1	\$ 100.00	4TH \$100.00	05:4TH \$100 FINE*
5	1	\$ 100.00	5TH \$100.00	05:4TH \$100 FINE*

Article:

According to Article III, section 3.1.13. Garbage and Refuse Disposal: "No Parcel shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers, except for leaves, branches, and other such materials which the applicable collection company routinely allows to be placed unbagged along streetside for collection."

DEN

Description: ACA Denial

1	0	\$ 0.00		07:ARB Denial
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Article:

Per the CC&R's, Article V, "In order to maintain the aesthetic appearance of the Development, no construction of improvements of any nature whatsoever shall be commenced or maintained by any owner without prior approval by the ACA Committee.

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HMM

Description: Home Maintenance

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to Article VIII, Section 1 of the Owner's Maintenance Responsibilities of the Courtyards at Wescott Covenants and Restrictions regarding home maintenance responsibilities. "The responsibility of the owner shall include but not limited to: painting, maintenance, repair and replacement of the walls or fences, and all siding, exterior doors..."

HOL

Description: Holiday Decorations

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 14, regarding holiday decorations.

INO

Description: Inoperable Vehicles

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 10, regarding inoperable vehicles.

LAN

Description: Landscaping - Trees and Plantings

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 10, regarding landscaping: "The Association, by its landscape company, shall trim the bushes and shrubs in the front of each dwelling twice yearly. In the interim, owners and/or residents shall maintain such bushes and shrubs at a height equal to that point half-way up the bottom window pane. The HOA will not be responsible for trimming or maintaining any trees that exceed 10' in height in the front yard of a residence.

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LWM

Description: Lawn Maintenance

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Architectural Guidelines and Regulations of the Courtyards at Westcott regarding the landscaping. Owners shall maintain shrubs and bushes during the interim of the bi-annual trimming by the landscapers. Permanent plantings or decorations are not permitted around the mailboxes or posts.

MBX

Description: Mailbox

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to Article II, Section 23, Item 3 of the Amendment of the Rules and Regulations for the Courtyards at Westcott regarding mailboxes.

NOB

Description: Noise and Offensive Behavior

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Rules and Regulations of the Courtyards at Westcott regarding offensive behavior and quiet enjoyment of the community.

PAR

Description: Parking Violation

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 11, regarding parking within the community.

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PLA

Description: Sports/Play Equipment

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 21, regarding sports or play equipment.

PN

Description: Pet Nuisance

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 20, regarding pets.

SIG

Description: Signage

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 15, regarding signage.

TC

Description: Trash Cans/Recycle Bins

1	0	\$ 0.00	WARNING	02:1ST WARNING*
2	1	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	1	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	1	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	1	\$ 100.00	100 FINE	05:4TH \$100 FINE*
6	1	\$ 100.00	100 FINE	05:4TH \$100 FINE*
7	1	\$ 100.00	100 FINE	05:4TH \$100 FINE*
8	1	\$ 100.00	100 FINE	05:4TH \$100 FINE*
9	1	\$ 100.00	100 FINE	05:4TH \$100 FINE*
10	1	\$ 100.00	100 FINE	05:4TH \$100 FINE*

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 16, regarding trash receptacles.

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TST

Description: Temporary Structures

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 5 of the Architectural Guidelines and Regulations regarding temporary structures.

UKC

Description: Unsightly/Unkempt Conditions

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Rules and Regulations of the Courtyards at Westcott regarding the upkeep of property.

WIN

Description: Window Treatments

1	0	\$ 0.00	1ST WARNING	02:1ST WARNING*
2	10	\$ 25.00	25 FINE	03:2ND \$25 FINE*
3	10	\$ 50.00	50 FINE	04:3RD \$50 FINE*
4	10	\$ 100.00	100 FINE	05:4TH \$100 FINE*
5	10	\$ 100.00	100 FINE REPEAT	11:100 FINE REPEAT

Article:

Please refer to the Courtyards at Westcott's Rules, Regulations and Architectural Guidelines, revised February 2017, Item 12, regarding window treatments.