

## COMMON VIOLATIONS IN ASSOCIATIONS

### By Associated Property Management

Associations are just small governments that are trying to keep their communities/buildings safe, while trying to maintain/increase the value of the resident's homes.

The association's Declaration and or CC&R are in place for the benefit of the majority and should be respected as such. Here are the most frequent violations that take place in an association:

1. Setting out garbage cans too early and not bringing them in and storing the cans or recycle bins in a timely manner. We all know the neighbor who comes home from work and walks past the empty garbage cans and there they sit for the next 2 days!
2. Boat and recreational vehicle parking in the front of the home or in the driveway.
3. Proper and accepted landscape maintenance. My standard is "you just know it, when you see it." You know it when something is messy
4. Improper vehicles being parked or stored at a home, such as, abandoned and unregistered vehicles. Also, a commercial vehicle being parked in residential area is not allowed as well. See #2 above.
5. Housing violations, such as too many people living in a residence. Many documents address this issue as well. The municipality and the association documents may be in conflict and it is my contention that the stricter code/rule would prevail. In addition, this situation also creates parking problems as well in a neighborhood or an HOA.
6. Illegal accumulation of abandoned property and debris. We all have seen the neighbor that never puts anything away or stores it on the side of the house for a year and it just kind of grows and accumulates in size over time!
7. Owners not filing ARC approvals from an owner prior to the improvement being installed.
8. Prohibited signs. This happens in every neighborhood, whether it is in the window, not in the window, too large or too many.