

## HOME OWNER ASSOCIATIONS

The purpose of a homeowners' association is to monitor and enforce the Covenants, Conditions, Restrictions and Rules set forth when the association was created. By enforcing these CC&R's they help maintain the value of the neighborhood where your rental home is located. Tyson Properties appreciates the work done by homeowners associations throughout the city to keep our neighborhoods attractive and we want to work with them in a supportive manner to accomplish their goals. These associations are paid by your dues and they get paid to enforce the CC&R's. An association's responsibility is to search out those homes in violation of the CC&R's, issue warnings, and eventually fine the owner of record for violations not resolved. (Tenants are not fined). Most associations have a deadline for resolving violations after which fines may be levied. Some associations will issue only one warning and some will issue two warnings. The grace period to resolve the violations differs by association, sometimes as little as one or two weeks. Listed below are three separate procedures followed by local homeowner associations:

1. Many associations have in their by-laws that they will only notify the home owner directly of any violations. Some associations have in their by-laws that they will only send out two notices for a violation, one to the home owner and one to the physical address. (Some tenants who receive these notices in their mail box will comply right away, but others will not and our management company will need to oversee their compliance. We cannot resolve a violation unless we are aware of it.
2. Some homeowner associations will not notify the local property management company, therefore once an owner receives a notice of a violation they need to notify Tyson Properties immediately. We can then send the tenant a written notice of violation. Once the tenant receives this written notice they have seven days to resolve the violation. Often we are not notified immediately when a violation occurs. By the time we start the written notification process, the homeowner's association has mailed out their second notice of violation to the owner.
3. Some home owners' associations will notify both the property management company and the home owner simultaneously but only if written instructions have been given to the homeowners' association to do this. (see attached Information verification form)

It is very common for a homeowners' association to be unaware that a home is occupied by a non-resident owner. When they mail a violation notice to the physical address, they assume it is being received by the owner. If the homeowners' association is not made aware that Tyson Properties is or will be managing the home and should receive duplicate notice of any violations, you might actually incur fines and a potential lien for non compliance.

The majority of violations occur in the spring and summer months. With most complaints related to weeds and untidy yards. Tyson Properties would like to be proactive on your behalf for the upcoming spring and summer season. We asked you to complete the attached form and either mail, fax or email it to your homeowners association. There is no guarantee that the homeowners association will notify us simultaneously but it might help the process. It is ultimately up to you.....the home owner to notify us of violations notices in a timely manner.

***THE ONLY WAY TO MAKE SURE THAT WE RECEIVE NOTIFICATION OF A VIOLATION IS FOR YOU TO PROVIDE US A COPY OF THE NOTICE AS SOON AS YOU RECEIVE IT.***