Rules and Regulations for TCMI

Oregon's Planned Community Act provides that an HOA Board may adopt Rules and Regulations designed to implement the CCR's and provide enforcement mechanisms – typically in the form of fines against owners for ongoing violations. These rules and regulations may be adopted and amended by the association's board of directors and do not require a vote of the owners.

Subject to the provisions of the declaration and by-laws, the board may adopt rules and regulations and exercise any powers that the association determines to be necessary and proper for the governance and operation of the association. ORS 94.630 (1) (a), (r). Many association documents also provide the association the authority to adopt rules and regulations governing the use and maintenance of the common area, the upkeep of owners' property, and administration of the association. Once the association or board of directors has adopted the rules and regulations, it has the obligation to enforce them.

Fines

A community association may levy reasonable fines for violations of the CCR's, by-laws, or rules and regulations of the association, but only if it is based on an adopted fine schedule or an adopted resolution that has been distributed to all owners.

TCMI Communication System to Violators

- OWNERS IN VIOLATION WILL BE VERBALLY COMMUNICATED WITH
- AN EMAIL OR LETTER WILL FOLLOW WITHIN A WEEK IF THE BOARD HAS NOT RECEIVED ANY COMMUNICATION
- THE BOARD WILL ALLOW 30 DAYS FOR A RESPONSE FROM THE HOMEOWNER AS TO THEIR PLAN TO REMEDY THE SITUATION
- A CERTIFIED LETTER WILL BE SENT TO THE HOMEOWNER
- THE BOARD WILL ALLOW 30 DAYS FOR A RESPONSE FROM THE HOMEOWNER AS TO THEIR PLAN TO REMEDY THE SITUATION
- THIS WOULD MEAN 60 DAYS HAS PASSED WITH NO COMMUNICATION OR A PLAN FROM THE HOMEOWNER RESULTING IN THE FINE SCHEDULE BEING IMPLEMENTED.
- HOMEOWNERS WILL RECEIVE A LETTER TEN (10) DAYS PRIOR TO THE FINES STARTING.

- FINES WILL ACCUMULATE WEEKLY AND AFTER 30 DAYS IF FINES ARE NOT PAID WE WILL BEGIN THE LIEN PROCESS AGAINST SAID PROPERTY